

9.3.2 Residential uses code

9.3.2.1 Application

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

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

If:

1. self-assessable or assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment (Part 5);
2. impact assessable development (Part 5).

For development made self-assessable or assessable for this code in Part 5:

1. Part A of the code applies only to self-assessable development for Dual occupancies⁽²¹⁾;
2. Part B of the code applies only to self-assessable development for Multiple dwellings⁽⁴⁹⁾;
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⁽²¹⁾
 - b. Multiple dwelling⁽⁴⁹⁾
 - c. Relocatable home park⁽⁶²⁾
 - d. Residential care facility⁽⁶⁵⁾
 - e. Retirement facility⁽⁶⁷⁾
 - f. Rooming accommodation⁽⁶⁹⁾
 - g. Short-term accommodation⁽⁷⁷⁾
 - h. Tourist park⁽⁸⁴⁾

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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⁽¹⁶⁾, Rooming accommodation⁽⁶⁹⁾, Relocatable home parks⁽⁶²⁾, Residential care facilities⁽⁶⁵⁾, Retirement facilities⁽⁶⁷⁾, Short-term accommodation⁽⁷⁷⁾ and Tourist parks⁽⁸⁴⁾ 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⁽⁶⁷⁾, Residential care facility⁽⁶⁵⁾, Relocatable home parks⁽⁶²⁾) 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 Criteria for assessment

To determine if development is self-assessable, development must comply with the self-assessable acceptable outcomes set out in Part A, Table 9.3.2.1 or Part B, Table 9.3.2.2. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part A, Table 9.3.2.1 or Part B, Table 9.3.2.2, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

9.3.2.2.1 Dual occupancy ⁽²¹⁾

Self-assessable SAO	Corresponding PO
SAO1	PO2
SAO2	PO4
SAO3	PO5
SAO4	PO8
SAO5	PO8
SAO6	PO8
SAO7	PO11
SAO8	PO13
SAO9	PO13
SAO10	PO13
SAO11	PO14
SAO12	PO15
SAO13	PO15
SAO14	PO21, PO22
SAO15	PO25
SAO16	PO25
SAO17	PO26
SAO18	PO27

9.3.2.2.2 Multiple dwellings ⁽⁴⁹⁾

Self-assessable SAO	Code assessable corresponding PO
SAO1	PO2
SAO2	PO4
SAO3	PO5
SAO4	PO5, PO6
SAO5	PO8
SAO6	PO8
SAO7	PO8
SAO8	PO10

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SAO9	PO11
SAO10	PO13
SAO11	PO13
SAO12	PO14
SAO13	PO15
SAO14	PO15
SAO15	PO21, PO22
SAO16	PO25
SAO17	PO25

Part A - Criteria for self-assessable development for Dual Occupancies⁽²¹⁾

Table 9.3.2.1 Criteria for self-assessable development - Dual occupancies⁽²¹⁾

Self-assessable acceptable outcomes																			
General criteria																			
Dual occupancy ⁽²¹⁾																			
Private open space																			
SAO1	<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"> <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>12m²</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>8m²</td> <td>1.5m</td> </tr> <tr> <td>2 bedrooms or more bedrooms</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>b. is accessed from a living area;</p> <p>c. for ground floor open space:</p> <ol style="list-style-type: none"> i. it is screened for privacy from adjoining dwellings; ii. located behind the main building line and not within the primary frontage setback; <p>d. for above ground dwellings that adjoin the street, balconies orientate to the street;</p> <p>e. is 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>	Use	Minimum Area in 1 location	Minimum Dimension in all directions	Ground level dwellings			All dwelling types	12m ²	2.4m	Above ground level dwellings			1 bedroom, studio, rooming unit	8m ²	1.5m	2 bedrooms or more bedrooms	12m ²	2.4m
Use	Minimum Area in 1 location	Minimum Dimension in all directions																	
Ground level dwellings																			
All dwelling types	12m ²	2.4m																	
Above ground level dwellings																			
1 bedroom, studio, rooming unit	8m ²	1.5m																	
2 bedrooms or more bedrooms	12m ²	2.4m																	

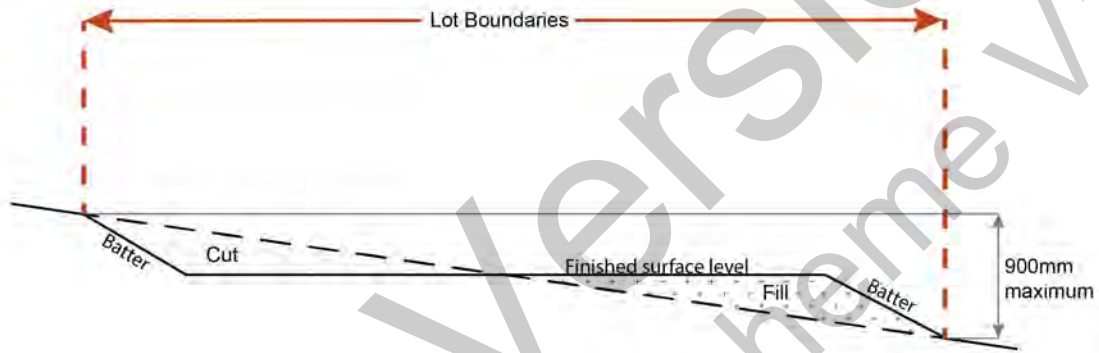
	<p>Note - Utility areas (e.g. driveways, air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas) are to be notated on a site plan.</p> <p>Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio). Refer to Planning scheme policy - Residential design for details and examples.</p>
Car parking	
SAO2	<p>Car parking spaces are provided in accordance with:</p> <p>a. Emerging community zone:</p> <p style="padding-left: 20px;">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 style="padding-left: 20px;">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 style="padding-left: 20px;">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>
SAO3	<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>
Access and driveways	
SAO4	<p>Development provides:</p> <p>a. a maximum crossover width of 4m or 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 - Integrated design or 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 SAO17-SAO18.</p>
SAO5	Development provides vehicular crossovers complying with Planning scheme policy - Integrated design.
SAO6	Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.
Screening – fences and walls	
SAO7	Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is:

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	<ul style="list-style-type: none"> 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 <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Building appearance	
SAO8	<p>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> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
SAO9	Private open spaces are screened from the other dwelling with an opaque 1.8m high fence.
SAO10	Domestic outbuildings are located behind the main building line.
Privacy	
SAO11	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	
SAO12	A minimum of one habitable room window having an area of at least 1m ² on each level overlooks each adjoining public space (street, public open space or laneway).
SAO13	<p>Where the lot is a corner lot, each dwelling is oriented to address a separate street frontage.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Waste	
SAO14	<p>Each dwelling includes a garbage bin utility area that:</p> <ul style="list-style-type: none"> a. is not visible from public areas or is screened from public areas; b. is not located in primary frontage setback; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has easy and direct access to the collection point without going through a dwelling (excluding garages). <p>Note - Refer to Planning scheme policy - Residential design and Planning scheme policy - Waste for details and examples.</p>
Sloping land	
SAO15	Building and lot design on slopes between 10% and 15% must:

- a. use split-level, multiple-slab, pier or pole construction;
- b. avoid single-plane slabs and benching;
- c. have built to boundary walls on the low side of the lot to avoid drainage issues; and
- d. follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.

Figure - Cut and fill



SAO16 Building and lot design on slopes greater than 15% do not include slab on ground.

Development on a laneway

SAO17 At least one dwelling of the Dual occupancy⁽²¹⁾:

- a. faces the non-laneway frontage;
- b. has its main pedestrian entrance (front door) from the non-laneway frontage.

SAO18 All vehicle access must be via the laneway.

Part B - Criteria for self-assessable development Multiple Dwelling⁽⁴⁹⁾

Table 9.3.2.2 Criteria for self-assessable development - Multiple Dwellings⁽⁴⁹⁾

Self-assessable acceptable outcomes			
General criteria			
Multiple Dwelling ⁽⁴⁹⁾ (Terrace or Row housing, Low rise apartment or Plex)			
Private open space			
SAO1	Each dwelling has a clearly defined, private outdoor living space that:		
	a. is as per the table below:		
	Use	Minimum area in 1 location	Minimum dimension in all directions
Ground level dwellings			
	All dwelling types	12m ²	2.4m

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Above ground level dwellings		
1 bedroom, studio, rooming unit	8m ²	1.5m
2 bedrooms or more	12m ²	2.4m

b. is accessed from a living area;

c. for ground floor open space:

- i. it is screened for privacy from adjoining dwellings;
- ii. located behind the main building line and not within the primary frontage setback;

d. for above ground dwellings that adjoin the street, balconies orientate to the street;

e. is 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).

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.

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

Car parking

SAO2

Car parking spaces are provided in accordance with:

- 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)';
- 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';
- 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)';
- d. Township zone - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone';
- e. Centre zone - Caboolture, Morayfield and Strathpine precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)';
- 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)';

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	<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>								
SAO3	<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>								
SAO4	Development does not include basement car parking.								
Access and driveways									
SAO5	<p>Development provides a minimum crossover width of 5.5m for a shared driveway;</p> <p>OR</p> <p>a maximum of 1, 3m wide crossover for every 7.5m of primary road frontage.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>								
SAO6	Where dwellings have access via a shared driveway the driveway is not to be located within 3m of a side boundary containing a residential use.								
SAO7	Development gains access from a laneway, access street or collector, whichever is the lowest order road.								
Landscaping									
SAO8	<p>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:</p> <table border="1"> <thead> <tr> <th>Zone, precinct, sub-precinct</th> <th>Average depth</th> </tr> </thead> <tbody> <tr> <td> General residential zone: i. Next generation neighbourhood precinct, </td> <td>2.0 metres</td> </tr> <tr> <td> Emerging community zone: i. Transition precinct (developed lot) </td> <td></td> </tr> <tr> <td> General residential zone: i. Urban neighbourhood precinct </td> <td>1.0 metre</td> </tr> </tbody> </table>	Zone, precinct, sub-precinct	Average depth	General residential zone: i. Next generation neighbourhood precinct,	2.0 metres	Emerging community zone: i. Transition precinct (developed lot)		General residential zone: i. Urban neighbourhood precinct	1.0 metre
Zone, precinct, sub-precinct	Average depth								
General residential zone: i. Next generation neighbourhood precinct,	2.0 metres								
Emerging community zone: i. Transition precinct (developed lot)									
General residential zone: i. Urban neighbourhood precinct	1.0 metre								

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	Note - Refer to Planning scheme policy - Integrated design for details and examples.
Screening – fences and walls	
SAO9	Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is: <ul style="list-style-type: none"> 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 <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Building appearance	
SAO10	Where adjoining a street frontage, all garages or carports 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>
SAO11	Domestic outbuildings are located behind the main building line.
Privacy	
SAO12	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	
SAO13	A minimum of one habitable room window having an area of at least 1m ² on each level overlooks each adjoining public space (street, public open space or laneway).
SAO14	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: <ul style="list-style-type: none"> 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 b. for above ground dwellings - a balcony and window(s).
Waste	
SAO15	Each dwelling includes a garbage bin utility area that: <ul style="list-style-type: none"> a. is not visible from public areas or is screened from public areas; b. is not located in the primary frontage setback; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has easy and direct access to the collection point without going through a dwelling (excluding garages).

	Note - Refer to Planning scheme policy - Residential design for details and examples.
Sloping land	
SAO16	<p>Building and lot design on slopes between 10% and 15% must:</p> <ol style="list-style-type: none"> use split-level, multiple-slab, pier or pole construction; avoid single-plane slabs and benching; have built to boundary walls on the low side of the lot to avoid drainage issues; and follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.
	<p style="text-align: center;">Figure - Cut and fill</p>
SAO17	Building and lot design on slopes greater than 15% do not include slab on ground.

Part C - Criteria for assessable development:

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part C, Table 9.3.2.3.

Where development is impact assessable, the assessment criteria becomes the whole of the planning scheme.

Table 9.3.2.3 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Site area	
<p>PO1</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> <ol style="list-style-type: none"> vehicle access, parking and manoeuvring areas; efficient and useable communal (for Rooming accommodation⁽⁶⁹⁾ or Retirement facility⁽⁶⁷⁾ with dependant living) and private open space areas; 	No acceptable outcome provided.

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<p>c. deep planting zones and landscaping;</p> <p>d. adequate buffering to adjacent properties.</p> <p>Note - Refer to Planning Scheme policy - Residential design for details and examples.</p>																						
<p>Private open space</p>																						
<p>PO2</p> <p>Dwellings are provided with private open space that is:</p> <p>a. of a size and dimension that is useable and functional relative to the residential use (e.g. permanent or non-permanent);</p> <p>b. directly accessible from the dwelling;</p> <p>c. located so that residents and neighbouring properties experience a suitable level of residential amenity;</p> <p>d. free of objects or structure that reduce or limit functionality;</p> <p>e. physically located away from road traffic noise.</p>	<p>AO2</p> <p>Dwellings have a clearly defined, private outdoor living space that is:</p> <p>a. as per table-</p> <table border="1" data-bbox="815 775 1468 1276"> <thead> <tr> <th>Use</th> <th>Minimum area in 1 location</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level dwellings</td> </tr> <tr> <td>Rooming accommodation⁽⁶⁹⁾, Short-term accommodation⁽⁷⁷⁾</td> <td>9m²</td> <td>3m</td> </tr> <tr> <td>All other dwelling types</td> <td>12m²</td> <td>2.4m</td> </tr> <tr> <td colspan="3">Above ground level dwellings (all dwelling types)</td> </tr> <tr> <td>1 bedroom , studio, rooming unit</td> <td>8m²</td> <td>1.5m</td> </tr> <tr> <td>2 bedrooms or more</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>b. accessed from a living area;</p> <p>c. for ground floor open space:</p> <p>i. it is screened for privacy from adjoining dwellings;</p> <p>ii. located behind the main building line and not within the primary frontage setback</p> <p>d. for above ground dwellings that adjoin the street, balconies orientate to the street, or for dwellings that do not adjoin the street, balconies face north or east;</p> <p>e. 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>	Use	Minimum area in 1 location	Minimum dimension	Ground level dwellings			Rooming accommodation ⁽⁶⁹⁾ , Short-term accommodation ⁽⁷⁷⁾	9m ²	3m	All other dwelling types	12m ²	2.4m	Above ground level dwellings (all dwelling types)			1 bedroom , studio, rooming unit	8m ²	1.5m	2 bedrooms or more	12m ²	2.4m
Use	Minimum area in 1 location	Minimum dimension																				
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Above ground level dwellings (all dwelling types)																						
1 bedroom , studio, rooming unit	8m ²	1.5m																				
2 bedrooms or more	12m ²	2.4m																				

	<p>Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio).</p> <p>Note - Retirement facilities⁽⁶⁷⁾ for dependant (high care) living and Rooming accommodations⁽⁶⁹⁾ are not required to provide private open space.</p> <p>Note - A loft located above a garage is considered to be an aboveground level dwelling. Private open space can be provided in a balcony or at ground level.</p>				
<p>Communal facilities (Rooming accommodation⁽⁶⁹⁾, Retirement facility⁽⁶⁷⁾ with dependant living only, Tourist park⁽⁸⁴⁾)</p>					
<p>PO3</p> <p>Rooming accommodations⁽⁶⁹⁾, Retirement facilities⁽⁶⁷⁾ with dependant living and Tourist parks⁽⁸⁴⁾ 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>AO3.1</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" data-bbox="815 869 1471 1077"> <thead> <tr> <th data-bbox="815 869 1161 943">Use</th> <th data-bbox="1161 869 1471 943">Minimum communal open space</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 943 1161 1077">Rooming accommodation⁽⁶⁹⁾, Retirement facility⁽⁶⁷⁾ (with dependent) and Tourist park⁽⁸⁴⁾</td> <td data-bbox="1161 943 1471 1077">20% of the lot Minimum dimension of 5m.</td> </tr> </tbody> </table> <p>Note - Retirement facilities⁽⁶⁷⁾ with independent living provide private open space areas as stated above.</p> <p>AO3.2</p> <p>Communal open space for Rooming accommodations⁽⁶⁹⁾ and Retirement facilities⁽⁶⁷⁾ with dependant living:</p> <ol style="list-style-type: none"> 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; is clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and refuse storage areas; is safe, readily accessible and convenient to residents; is designed and located so that it is subject to casual surveillance; utilises hard and soft landscape treatments; is clearly separated from any private areas on the lot. 	Use	Minimum communal open space	Rooming accommodation ⁽⁶⁹⁾ , Retirement facility ⁽⁶⁷⁾ (with dependent) and Tourist park ⁽⁸⁴⁾	20% of the lot Minimum dimension of 5m.
Use	Minimum communal open space				
Rooming accommodation ⁽⁶⁹⁾ , Retirement facility ⁽⁶⁷⁾ (with dependent) and Tourist park ⁽⁸⁴⁾	20% of the lot Minimum dimension of 5m.				
<p>Car parking</p>					
<p>PO4</p>	<p>AO4</p>				

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<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>Car parking spaces are provided in accordance with:</p> <ol style="list-style-type: none"> a. 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)' b. 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)'; c. 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'; d. Township zone - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone'; e. Centre zone - Caboolture and Strathpine centre precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)'; 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'; 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'; 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>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>PO5</p> <p>Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:</p>	<p>AO5.1</p> <p>Garage and carport openings are no greater than:</p>

<p>a. not dominate the street frontage; b. maintain active frontages; c. contribute to the intended character of the streetscape; d. not compromise on-site landscaping.</p> <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>	<table border="1"> <thead> <tr> <th data-bbox="815 203 995 282">Primary lot frontage</th> <th data-bbox="995 203 1468 282">Covered car space opening(s) per street frontage and location of car parking areas</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 282 995 445">15m or greater</td> <td data-bbox="995 282 1468 445"> a. 3m for every 7.5m of street frontage; b. every 6m of opening is separated by a minimum of 6m </td> </tr> <tr> <td data-bbox="815 445 995 784">Less than 15m</td> <td data-bbox="995 445 1468 784"> a. Single level: 3.0m wide; b. Double level: 6.0m and recessed 1.0m behind the front wall or balcony of upper level. OR a. For a laneway lot (Single or double level): 6m wide </td> </tr> </tbody> </table>	Primary lot frontage	Covered car space opening(s) per street frontage and location of car parking areas	15m or greater	a. 3m for every 7.5m of street frontage; b. every 6m of opening is separated by a minimum of 6m	Less than 15m	a. Single level: 3.0m wide; b. Double level: 6.0m and recessed 1.0m behind the front wall or balcony of upper level. OR a. For a laneway lot (Single or double level): 6m wide
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	<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>						
	<p>AO5.2</p> <p>For townhouses:</p> <p>a. parking spaces gain access via internal driveways; or 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>AO5.3</p> <p>For low, medium and high rise apartment buildings:</p> <p>a. parking spaces are located in basements or semi-basements; or 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>AO5.4</p> <p>Basement car parking does not extend to within deep planting zones.</p>						
<p>PO6</p>	<p>No acceptable outcome provided.</p>						

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<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>Bicycle parking and end of trip facilities</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>PO7</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> <ul style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. <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> <ul style="list-style-type: none"> i. the projected population growth and forward planning for road upgrading and development of cycle paths; or 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 iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. <p>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.</p> <p>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</p>	<p>AO7.1</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="815 723 1468 936"> <thead> <tr> <th>Use</th> <th>Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td>Dwellings</td> <td>Minimum 1 space per dwelling</td> </tr> <tr> <td>All other residential uses</td> <td>Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> </tbody> </table> <p>Editor's note - The acceptable solutions 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 acceptable outcome 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.</p> <p>AO7.2</p> <p>Bicycle parking is:</p> <ul style="list-style-type: none"> a. provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>; b. protected from the weather by its location or a dedicated roof structure; c. located within the building or in a dedicated, secure structure for residents and staff; d. adjacent to building entrances or in public areas for customers and visitors. <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>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.</p> <p>Editor's note - The acceptable solutions 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 acceptable</p>	Use	Minimum Bicycle Parking	Dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking
Use	Minimum Bicycle Parking						
Dwellings	Minimum 1 space per dwelling						
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking						

time, applicants for development incorporating building work should ensure that proposals that do not comply with the acceptable outcomes under this heading meet the current performance requirement prescribed in the Queensland Development Code.

outcome 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.

AO7.3

For non-residential uses, storage lockers:

- a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);
- b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).

Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.

Editor's note - The acceptable solutions 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 acceptable outcome 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.

AO7.4

For non-residential uses, changing rooms:

- a. are provided at a rate of 1 per 10 bicycle parking spaces;
- b. are fitted with a lockable door or otherwise screened from public view;
- c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required
1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1
20 or more	Male	1	1	1 closet pan	1
	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter

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	<p>Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p>Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p>d. are provided with:</p> <ul style="list-style-type: none"> i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. <p>Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p>Editor's note - The acceptable solutions 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 acceptable outcome 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.</p>
Access and driveways	
<p>PO8</p> <p>Driveways, pedestrian entries and internal access ways are located and designed to:</p> <ul style="list-style-type: none"> a. provide lawful access; b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; c. not negatively impact adjoining uses; d. provide a safe pedestrian environment; e. not result in excessive crossovers and hardstand areas; f. provide safe access onto an appropriate order road; g. not interfere with infrastructure owned by Council or a utility provider; h. allow adequate space for on-street parking; 	<p>AO8.1</p> <p>Dual occupancies⁽²¹⁾ provide:</p> <ul style="list-style-type: none"> a. a maximum crossover width of 4m or for a shared driveway a maximum crossover width of 5m; b. a maximum of one crossover per street frontage; or where more than 1 crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees. <p>Note - Refer to Planning scheme policy - Integrated design or 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> <hr/> <p>AO8.2</p> <p>Development provides crossovers with:</p>

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<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>a. a maximum width of 5.5m for a shared driveway; or</p> <p>b. a maximum of 1, 3m wide crossover for every 7.5m of primary road frontage.</p> <p>Note - Refer to Planning scheme policy - Integrated 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>AO8.3</p> <p>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>AO8.4</p> <p>Where dwellings have access via a shared driveway the driveway is not to be located within 3m of a side boundary containing a residential use.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>
	<p>AO8.5</p> <p>Development provides vehicular crossovers that comply with Planning scheme policy - Integrated design.</p>
	<p>AO8.6</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>PO9</p> <p>Dwellings are identifiable from the street by way of:</p> <p>a. street numbers;</p> <p>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.</p>	<p>No acceptable outcome is provided.</p>
<p>Landscaping</p>	
<p>PO10</p>	<p>AO10.1</p>

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<p>Development includes landscaping that:</p> <ol style="list-style-type: none"> provides unobstructed deep planting zones; enhances the character of the streetscape; enhances the quality of buildings, communal areas (for Rooming accommodation⁽⁶⁹⁾, Retirement facility⁽⁶⁷⁾ with dependant living or Tourist park⁽⁸⁴⁾) and private open space areas; contributes to a pleasant and safe environment; complies with crime prevention through environmental design (CPTED) principles; contributes to reducing the urban heat island effect and improve micro-climate conditions; emphasises a clear pedestrian entry point and allows for the overlooking of the public and communal spaces; retains mature trees wherever possible. 	<p>Development that is setback from the street incorporates:</p> <ol style="list-style-type: none"> landscaped strip with a minimum dimension of: <table border="1" data-bbox="879 320 1465 1346"> <thead> <tr> <th>Zone, precinct, sub-precinct</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td> Emerging community zone: <ul style="list-style-type: none"> Transition precinct (developed lot) General residential zone: <ul style="list-style-type: none"> Next generation neighbourhood precinct, Township zone: <ul style="list-style-type: none"> Residential precinct Caboolture West local plan: <ul style="list-style-type: none"> Urban living precinct - Next generation neighbourhood sub precinct Town centre precinct - Residential south sub-precinct </td> <td>2.0 metres</td> </tr> <tr> <td> General residential zone: <ul style="list-style-type: none"> Urban neighbourhood precinct Caboolture West local plan: <ul style="list-style-type: none"> Town centre precinct - Residential north sub-precinct </td> <td>1.0 metre</td> </tr> </tbody> </table> shade and canopy trees consistent with Planning scheme policy - Integrated design. <p>AO10.2</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>AO10.3</p> <p>Development contributes to the greening of the streetscape through the provision of:</p>	Zone, precinct, sub-precinct	Minimum dimension	Emerging community zone: <ul style="list-style-type: none"> Transition precinct (developed lot) General residential zone: <ul style="list-style-type: none"> Next generation neighbourhood precinct, Township zone: <ul style="list-style-type: none"> Residential precinct Caboolture West local plan: <ul style="list-style-type: none"> Urban living precinct - Next generation neighbourhood sub precinct Town centre precinct - Residential south sub-precinct 	2.0 metres	General residential zone: <ul style="list-style-type: none"> Urban neighbourhood precinct Caboolture West local plan: <ul style="list-style-type: none"> Town centre precinct - Residential north sub-precinct 	1.0 metre
Zone, precinct, sub-precinct	Minimum dimension						
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	<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>AO10.4</p> <p>Basement car parks that protrude above natural 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>
Screening – fences and walls	
<p>PO11</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>AO11.1</p> <p>Where provided, fencing within a front setback (primary or secondary frontage excluding a laneway or public open space) is:</p> <p>a. 0% transparent and does not exceed 1.2 metres in height; or</p> <p>b. minimum 50% transparent and does not exceed 1.5 metres in height; or</p> <p>c. minimum 85% transparent and does not exceed 1.8 metres in height</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>AO11.2</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>
Integrated development	
<p>PO12</p> <p>Development is designed to:</p> <p>a. connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining</p>	<p>AO12.1</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>

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<p>development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space;</p> <p>b. ensure dwellings address public spaces both external and within the lot;</p> <p>c. avoid high perimeter fences or walls adjoining streets and public spaces that segregate the development from adjoining properties, detract from the streetscape or reduce personal safety on adjoining public spaces.</p> <p>Note - Refer to Overlay map - Community activities and neighbourhood hubs for the location of neighbourhood hubs.</p>	<p>AO12.2</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>AO12.3</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> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Building appearance	
<p>PO13</p> <p>Buildings are designed to:</p> <p>a. incorporate architectural features into the building façade at street level to create human scale;</p> <p>b. promote identity and diversity between adjacent dwellings;</p> <p>c. enable individual dwellings to be identified and directly accessible from public streets and communal areas;</p> <p>d. visually integrate with the intended character of the precinct through appropriate design and materials;</p> <p>e. avoid blank walls (excluding built to boundary walls) through articulation and architectural treatments to create visual interest;</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>No acceptable outcome provided.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>

<ul style="list-style-type: none"> i. ensure domestic outbuildings do not dominate the street frontage and do not have a negative impact on the streetscape character; j. where for tall buildings, provide architectural variation through a distinct top, middle and base section. 	
Privacy	
<p>PO14</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>AO14</p> <p>Minimise views into habitable room windows, and private open space from adjoining residential uses by:</p> <ul style="list-style-type: none"> a. offsetting adjacent habitable room windows and balconies; or b. use high quality screening, obscured glazing or separation. <p>Note - In addition to the above the outlook from stairs, landings⁽⁴¹⁾, 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>
Casual surveillance	
<p>PO15</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> <ul style="list-style-type: none"> a. incorporating habitable room windows, balconies and foyers that overlook public spaces; b. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage; c. if located on a street corner, the building addresses and overlooks both frontages. <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 level dwellings adjoining a street or public open space have individual access points to the street.</p>	<p>No acceptable outcome provided.</p>

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Subtropical design	
<p>PO16</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>AO16</p> <p>Buildings are sited and designed to:</p> <ol style="list-style-type: none"> a. maximise orientation of principal living and open space areas to the north-east and eastern sides of dwellings where not compromising casual surveillance; b. screen undesirable western sun; c. maximise the use of prevailing breezes for natural ventilation; d. have living areas adjoining open space; 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. <p>Note - Refer to the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers.</p>
Utility areas	
<p>PO17</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 acceptable outcome provided.</p>
<p>PO18</p> <p>Clothes drying, storage and mail collection facilities:</p> <ol style="list-style-type: none"> a. are provided for site users; b. are integrated within the development; 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). <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>No acceptable outcome provided.</p>

Lighting	
<p>PO19</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>AO19.1</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>AO19.2</p> <p>Lighting of appropriate intensities is provided which satisfies the requirements of AS1158 – <i>Lighting for Roads and Public Spaces</i>.</p>
<p>PO20</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>AO20</p> <p>Artificial lighting within the lot is directed and shielded in such a manner to comply with the requirements of Australian Standard AS4282 (1997) <i>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>
Waste	
<p>PO21</p> <p>Bins and bin storage areas are provided, designed and managed so as to:</p> <ol style="list-style-type: none"> be accessible for collection; be maintained (including cleaning); not have a negative impact on the amenity of the streetscape or adjoining properties. <p>Note - Refer to Planning scheme policy - Waste for storage, design and management methods.</p>	<p>AO21</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste.</p>
<p>PO22</p> <p>Waste storage areas are:</p> <ol style="list-style-type: none"> not located in front of the main building line; or are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape. 	<p>AO22</p> <p>No acceptable outcome provided.</p>

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<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	
<p>Storage</p>	
<p>PO23</p> <p>Adequate storage for residents recreation, bulky, outdoor or work equipment is provided on-site in addition to habitable areas.</p>	<p>AO23</p> <p>Storage area of 8m³ per dwelling is provided.</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 is not located within the dwelling.</p>
<p>Adaptable development</p>	
<p>PO24</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>AO24</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 level.</p>
<p>Sloping land</p>	
<p>PO25</p> <p>Development is designed to respond to sloping topography in the sitting, design and form of buildings and structures by:</p> <ol style="list-style-type: none"> minimising overuse of cut and fill to create single flat pads and benching; avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; minimising any impact on the landscape character of the zone; protecting the amenity of adjoining properties. 	<p>AO25.1</p> <p>Building and lot design on slopes between 10% and 15% must:</p> <ol style="list-style-type: none"> avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction; have built to boundary walls on the low side of the lot to avoid drainage issues. <p>Note - For Development on slopes of 15% or greater refer to the Constraint provisions contained in the relevant zone code.</p>
	<p>AO25.2</p> <p>New buildings on land with a slope greater than 15% do not have slab on ground construction.</p>
<p>Development on a laneway</p>	
<p>PO26</p> <p>At least one dwelling (preferably the primary dwelling if for a Dual occupancy⁽²¹⁾):</p> <ol style="list-style-type: none"> face the non-laneway frontage; have the main entrance from the non-laneway frontage. 	<p>No acceptable outcome provided.</p>

<p>PO27</p> <p>All vehicle access must be via the laneway.</p>	<p>No acceptable outcome provided.</p>
<p>PO28</p> <p>Development on laneways contributes to the streetscape established in a laneway by:</p> <ul style="list-style-type: none"> a. providing concealed garbage bin storage areas to reduce the dominance of bins on the lane; b. maximising security and amenity. 	<p>AO28.1</p> <p>A screened garbage bin utility area is provided that:</p> <ul style="list-style-type: none"> a. is not located in the garage; b. has a minimum area of 1m x 2m; c. has access to the laneway and not via the garage. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<p>AO28.2</p> <p>Fencing adjacent to a laneway does not exceed 1.8m in height.</p>	
<p>Dual occupancies⁽²¹⁾ (Loft) on laneway lots</p>	
<p>PO29</p> <p>Dual occupancies⁽²¹⁾ (lofts):</p> <ul style="list-style-type: none"> a. are designed to: <ul style="list-style-type: none"> i. have the appearance, bulk and scale of a single dwelling from the street; ii. positively contribute to the laneway; iii. do not negatively impact the expected amenity of adjoining properties; 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. b. support affordable living by means of: <ul style="list-style-type: none"> i. economical dwelling size and construction; ii. efficient use of land; iii. low maintenance costs; iv. access to natural light, ventilation and heating; v. provide high quality living and private open space areas. 	<p>AO29.1</p> <p>The siting and design of dwellings ensures that the loft is:</p> <ul style="list-style-type: none"> a. not located in front of the primary dwelling (for the primary frontage); b. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings).
<p>AO29.2</p> <p>On lots less than 450m², a Dual occupancy⁽²¹⁾ (loft) is only permitted within a two-storey building. This includes being located above a garage facing a laneway.</p>	
<p>AO29.3</p> <p>The loft has a clearly identifiable front door and under cover point of entry.</p>	
<p>AO29.4</p> <p>Lofts incorporate in all walls adjoining the primary dwelling and private open space areas of the primary dwelling:</p> <ul style="list-style-type: none"> a. windows with a minimum sill height of 1500mm or privacy screening; 	

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Note - Refer to Planning scheme policy - Residential design for details and examples.	b. low maintenance building materials and non-reflective finishes;
	c. no external drainage or other pipes.
AO29.5	
The private open space for a loft can be located adjoining the lane at ground level or on a balcony.	

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 car spaces 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

Note - *Refer to Overlay map - Centre walking distances.

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⁾	3 per dwelling house ⁽²²⁾ Note - The provision of the third car parking space may be provided in tandem on the site.
Dual occupancy ⁽²¹⁾	2 per dwelling
Multiple dwelling ⁽⁴⁹⁾	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: • 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

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

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<ul style="list-style-type: none"> • District centre precinct • Local centre precinct <p>Redcliffe local plan code:</p> <ul style="list-style-type: none"> • Redcliffe seaside village precinct; • Kippa-Ring village precinct; • Health precinct. <p>Cab west local plan code:</p> <ul style="list-style-type: none"> • Urban living precinct: <ul style="list-style-type: none"> • Next generation neighbourhood sub-precinct • Local centre sub-precinct • Town centre precinct: <ul style="list-style-type: none"> • 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 - 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.

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⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.

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