

Division 18 Domestic Storage Code

18.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Domestic Storage Code are the following:-
 - (a) The siting and physical form of **domestic storage** facilities are appropriate to the desired character and environmental values of the areas in which they are situated; and
 - (b) Acceptable levels of natural light, natural ventilation and privacy for occupants of the premises and the occupants of adjoining premises are provided and maintained.

18.2 Compliance with the Domestic Storage Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements *Table 6.1.18A - Assessment Criteria for Self Assessable Development* contained in Section 18.4 complies with the Domestic Storage Code;
- (2) Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.18B - Assessment Criteria for Assessable Development* contained in Section 18.4 complies with the Domestic Storage Code.

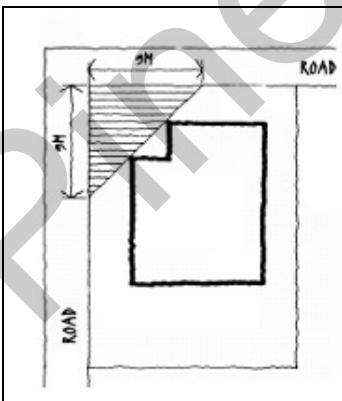
18.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Road Boundary Setbacks
- (2) Side and Rear Boundary Setbacks
- (3) Building Height

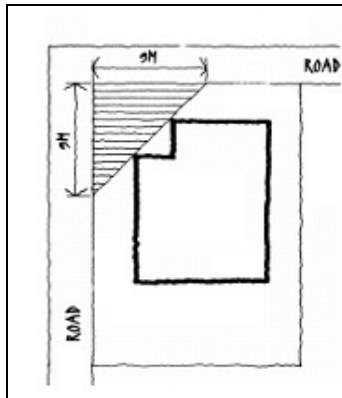
18.4 Development Requirements Tables

Table 6.1.18A: Assessment Criteria for Self Assessable Development

Acceptable Solutions For Self Assessable Development	
Road Boundary Setbacks	
AS 1	The domestic storage is setback the following distances from the road boundary:-
(1)	For sites with a single road frontage, no closer than 6m to the road boundary.
OR	
(2)	For sites with more than one road frontage, as follows:-
(a)	for the road providing vehicle access to the site - no closer than 6m to the road boundary;
	AND
(b)	from other roads:-
(i)	for any part having a height of no more than 4.5m above natural ground surface - no closer than 3m to the road boundary;
	AND
(ii)	for any part having a height of 4.5m or more above natural ground surface - no closer than 4.5m to the road boundary;
	AND
(c)	outside of the 9m x 9m corner truncation line as depicted in <i>Figure 1</i> .
	
Figure 1.	
For purposes of this provision, the road boundary includes any identified probable future land acquisition line .	

Acceptable Solutions For Self Assessable Development
Side and Rear Boundary Setbacks
<p>AS 2.1 For sites less than 2000m² in area, the domestic storage is setback from the side and rear boundary of the site in accordance with Acceptable Solution A2 within Part 12 of the <i>Queensland Development Code</i>.</p> <p>OR</p> <p>AS 2.2 For sites 2000m² or greater in area, the domestic storage is setback a minimum of 3m from the side and rear boundary of the site.</p>
Building Height
<p>AS 3 The height of all building work comprising the domestic storage facilities does not exceed the lesser of the following, as applicable for the zone of the land:-</p> <p>(1) 4m above natural ground surface for land zoned Future Urban; and</p> <p>(2) 5m above natural ground surface for land zoned Park Residential, Rural Residential, Home Industry or Rural.</p>

Table 6.1.18B: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Road Boundary Setbacks	
<p>SO 1 All buildings and other structures are setback from the road boundaries of the site in a manner which:-</p> <p>(1) does not adversely impact on the existing or desired streetscape for the area;</p> <p>(2) is in keeping with the desired or established character of the area;</p> <p>(3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site, having regard to:-</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking; and</p> <p>(c) natural light and ventilation; and</p> <p>(4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.</p>	<p>PS 1 The domestic storage is setback the following distances from the road boundary:-</p> <p>(1) For sites with a single road frontage, no closer than 6m to the road boundary.</p> <p>OR</p> <p>(2) For sites with more than one road frontage, as follows:-</p> <p>(a) for the road providing vehicle access to the site - no closer than 6m to the road boundary;</p> <p>AND</p> <p>(b) from other roads:-</p> <p>(i) for any part having a height of no more than 4.5m above natural ground surface - no closer than 3m to the road boundary;</p> <p>AND</p> <p>(ii) for any part having a height of between 4.5m and 7.5m above natural ground surface - no closer than 4.5m to the road boundary;</p> <p>AND</p> <p>(iii) for any part a height of 7.5m or more above natural ground surface - no closer than 6m to the road boundary;</p> <p>AND</p> <p>(c) outside of the 9m x 9m corner truncation line as depicted in <i>Figure 2</i>.</p> <div data-bbox="903 1525 1246 1921" data-label="Image">  </div> <p>Figure 2.</p> <p>For purposes of this provision, the road boundary includes any identified probable future land acquisition line.</p>

Specific Outcomes for Assessable Development	Probable Solutions
Side and Rear Boundary Setbacks	
<p>SO 2 All buildings and other structures are setback from the side and rear boundaries of the site in a manner which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; (2) is in keeping with the desired or established character of the area; (3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site, having regard to:- <ol style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; and (c) natural light and ventilation. 	<p>PS 2.1 For sites less than 2000m² in area, the domestic storage is setback from the side and rear boundary of the site in accordance with Acceptable Solution A2 within Part 12 of the <i>Queensland Development Code</i>.</p> <p>OR</p> <p>PS 2.2 For sites 2000m² or greater in area, the domestic storage is setback a minimum of 3m from the side and rear boundary of the site.</p>
Building Height	
<p>SO 3 All buildings and other structures comprising the domestic storage facilities are of a vertical scale which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area. 	<p>PS 3 The height of all building work comprising the domestic storage facilities does not exceed the lesser of the following, as applicable for the zone of the land:-</p> <ol style="list-style-type: none"> (1) 4m above natural ground surface for land zoned Residential A, Residential B, Special Residential or Future Urban; and (2) 5m above natural ground surface for land zoned other than Residential A, Residential B, Special Residential or Future Urban.