9.3.1 Dwelling house code

9.3.1.1 Application

1. This code applies to undertaking development for dwelling houses(22) on varying lot types located in the General residential zone, the Emerging community zone - Transition precinct if on a developed lot, the Redcliffe Kippa-Ring local plan - Interim residential precinct, and the Caboolture West local plan - Urban living precinct (Next generation neighbourhood sub-precinct) if on a developed lot, if:
   a. the development has been categorised as either accepted development subject to requirements or assessable development - code assessment, and this code is identified as applicable to that development in the assessment benchmarks for assessable development and requirements for accepted development column of a table of assessment (Part 5);
   b. the development has been categorised as assessable development - impact assessment (Part 5).
2. For accepted development subject to requirements or assessable development under this Code:
   a. Part A of the code applies only to accepted development subject to requirements;
   b. Part B of the code applies only to assessable development.

9.3.1.2 Purpose

1. The purpose of the 9.3.1 'Dwelling house code' is to guide development to ensure residential development creates liveable, safe and attractive living environments that complement the precinct character.

Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant precinct character.

2. The purpose of the code will be achieved through the following overall outcomes:
   a. Dwelling houses(22) support housing diversity that meets the needs of existing and future residents within the region.
   b. The character and scale of Dwelling houses(22) are compatible with the intended character for the zone and precinct.

Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant precinct character.

   c. Secondary dwellings associate with the principal dwelling and remain subordinate and ancillary to the principal dwelling by:
      i. retaining the low density, low intensity, residential form of a dwelling house(22);
      ii. ensuring the GFA does not exceed:

A. 45m^2 GFA for a lot with a primary frontage less than 15m;

B. 55m^2 GFA for a lot with a primary frontage of 15m or more.

d. Garages, car ports and domestic outbuildings remain subordinate and ancillary to the principal dwelling and are located and designed to reduce amenity impacts on adjoining properties and not dominate the street frontage.

e. Dwelling houses(22) are designed to add visual interest and contribute to an attractive streetscape and public realm.

f. Dwelling houses(22) provide a high standard of built form and include landscaping on site to maintain and create attractive streetscapes, active frontages and surveillance.

g. Dwelling houses(22) are designed to establish a high level of residential amenity, privacy and safety to residents, adjoining neighbours and the wider community.

h. Dwelling houses(22) are designed to maintain the amenity and safety of pedestrians.

i. Subtropical design standards are incorporated where possible into the design, siting and orientation of dwellings.

j. Dwelling houses(22) provide attractive, ~~and~~ useable and functional private open space areas that are of sufficient size to meet the needs of residents.

k. Dwelling houses(22) are provided with infrastructure and services at a level suitable for the zone or precinct.

l. Site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

m. Dwelling houses(22) are designed to respond to the lot shape, dimensions and topographic features.

n. Dwelling houses(22) are designed to respond to sloping topography in the siting, design and form of buildings and structures (e.g. retaining structures) by:

i. avoiding where possible cut and fill by responding to the natural topography of the site;

ii. retaining walls are kept to a human scale and not excessive in height and do not extend for lengths inconsistent with the scale of a Dwelling house(22);

iii. minimising any impact on the streetscape and landscape character of the precinct or sub-precinct;

> Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant precinct character.

iv. protecting the amenity of adjoining properties from visual impact of cut and fill;

v. ensuring slope stability;

vi. ensuring all necessary maintenance is achievable.

o. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:

i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;

ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;

iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.

iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:

   A. the provision of replacement, restoration, rehabilitation planting and landscaping;

   B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;

   C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.

v. protecting native species and protecting and enhancing species habitat;

vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;

vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;

viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;

ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;

x. ensuring effective and efficient disaster management response and recovery capabilities;

xi. where located in an overland flow path:

   A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;

   B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;

   C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;

D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

9.3.1.3 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.3.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.3.1.1, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding PO
RAD1	PO1
RAD2	PO2
RAD3	PO3
RAD4	PO3
RAD5	PO4
RAD6	PO6
RAD7	PO7
RAD8	PO8
RAD9	PO8
RAD10	PO10
RAD11	PO12
RAD12	PO12
RAD13	PO13, PO14

RAD14	PO15
RAD15	PO17
RAD16	PO18
RAD17	PO19
RAD18	PO12, PO21
RAD19	PO21
RAD20	PO21
RAD21	PO21
RAD22	PO22
RAD23	PO23
RAD24	PO24-PO35
RAD25	PO24-PO35
RAD26	PO36
RAD27	PO37
RAD28	PO38
RAD29	PO39
RAD30	PO40
RAD31	PO41
RAD32	PO41
RAD33	PO55
RAD34	PO54-PO56, PO58-PO60

RAD35	PO54-PO56
RAD36	PO57
RAD37	PO61
RAD38	PO42
RAD39	PO42
RAD40	PO45
RAD41	PO45
RAD42	PO45
RAD43	PO46
RAD44	PO47
RAD45	PO47
RAD46	PO49
RAD47	PO50
RAD48	PO51
RAD49	PO53
RAD50	PO62
RAD51	PO63
RAD52	PO64
RAD53	PO65
RAD54	PO65
RAD55	PO66

Where accepted development subject to requirements cannot comply with one or more of the requirements for accepted development listed as concurrence agency issues, Council will be a Concurrence Agency for assessment of those aspects of a Development Application for Building Works. Noncompliance will be assessed by Council against the corresponding applicable performance outcomes in Part B Requirements for assessable development. Noncompliance with a requirement for a concurrence agency issue does not change the categories of development or categories of assessment. Where the Dwelling house[22] does not comply with one or more of the requirements for accepted development relating to a constraint, the development becomes assessable development - code assessment and an application will be required to be lodged with Council in accordance with the section 5.3.3(1)(a)(ii).

Part A - Requirements for accepted development

Table 9.3.1.1 Requirements for accepted development

Requirements for accepted development	
General requirements (All lots - Traditional lot, Narrow lot, Row lot and Laneway lot)	
Building height	
RAD1	Building height does not exceed that mapped on Overlay map – Building heights. Note - Minimum's mapped on Overlay map - Building heights, do not apply to Dwelling houses. Note - The above does not apply to domestic outbuildings. Refer to requirements for Domestic outbuildings in this code. Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A4 and part MP1.2, A4. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.
RAD2	The height of tall structures (e.g. antenna, aerial, chimney, flagpole or the like) projects no more than 8.5m above ground level and transmission and receiving dishes are no larger than 1.2m diameter. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.
Setbacks	
RAD3	Setbacks (excluding built to boundary walls) comply with:

a. Emerging community zone:

i. Transition precinct (developed lot) Morayfield South urban area identified in 'Figure 9.3.1.1 Morayfield South - Urban area ' - Table 9.3.1.6 'Setbacks'

ii. Transition precinct (developed lot) all other areas - Table 9.3.1.5 'Setbacks'

b. General residential zone:

i. Coastal communities precinct - Table 9.3.1.3 'Setbacks'

ii. Suburban neighbourhood precinct - Table 9.3.1.4 'Setbacks'

iii. Next generation neighbourhood precinct - Table 9.3.1.5 'Setbacks'

iv. Urban neighbourhood precinct - Table 9.3.1.6

c. Caboolture West local plan:

i. Urban living precinct - Next generation sub-precinct - ~~Table 9.3.1.5 'Setbacks'~~ Table 9.3.1.7 'Setbacks'

d. Redcliffe Kippa-Ring local plan:

i. Interim residential precinct - Table 9.3.1.3 'Setbacks'

Except for carports in the primary and secondary frontage where they:

a. are setback a minimum of:

i. 5.4m; or

ii. if the dwelling was built before 2005:

A. not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot having the same road frontage (where a lawfully constructed carport or garage is located on both sides, the lesser of the two is applicable); or

B. 0.5m, whichever is the greater; and

b. remain open and are not enclosed by walls, screens, doors or the like.

Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (a), (b) and (c), A2 (a), (b) and (d) and part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council. Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).

Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures, with the exception of domestic outbuildings (e.g. garden shed) where in the Caboolture West local plan - Urban living precinct - Next generation sub-precinct and with a maximum roofed area not more than 10m^2 and a height of not more than 2.5m.

Editor's note - The location and design of the Dwelling house, specifically garages and covered car parking spaces are to ensure the design and location of any resultant driveways and crossovers are

	able to comply with relevant criteria of Planning scheme policy - Integrated design (Appendix A) for Driveways, Vehicle and Pedestrian Crossover.
RAD4	Built to boundary walls are: a. provided on lots if required by an existing approval issued by Council,and are established in accordance with the plan of development under that existing approval (including any subsequent amendments to that plan of development that are approved by council in writing) OR if no approved plan of development applies to the land, are only established on lots having a primary frontage of 18m or less and where permitted in Table ~~9.3.1.7~~ 9.3.1.8 'Built to boundary walls'; b. of a length and height not exceeding that specified in Table ~~9.3.1.7~~ 9.3.1.8 'Built to boundary walls'; c. setback from the side boundary: i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm; d. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended. Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures. Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (a), (b) and (c), A2 (a), (b) and (d) and part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.

	Editor's note - A wall is not to be built to the boundary if it has a window or if a wall of a building on an adjoining lot: a. is within 900mm of that boundary; b. is within 1.5m of that boundary and has an opening/window to a habitable room; c. is not constructed from masonry or other material fire rated in accordance with the Building Code of Australia.
Site cover	
RAD5	Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed: a. Emerging community zone: • Transition precinct (developed lot) - in accordance with the table below b. General residential zone: • Coastal communities precinct – 50% • Suburban neighbourhood precinct – 50% • Next generation neighbourhood precinct – in accordance with the table below • Urban neighbourhood precinct – in accordance with the table below c. Caboolture ~~w~~West local plan: • Urban living precinct - Next generation sub-precinct - ~~50%~~ 60% ~~in accordance with the table below~~ d. Redcliffe Kippa-Ring local plan: • Interim residential precinct - 50%

Building height	Lot Size				
	300m² or less	301-400m²	401-500m²	501-1000m²	Greater than 1000m²
8.5m or less	75%	70%	60%	60%	60%
>8.5m – 12.0m	50%	50%	60%	50%	50%
>12.0m	N/A	N/A	N/A	50%	40%

Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A3 and part MP1.2, A3. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.

Car parking

RAD6

Car parking spaces are provided in accordance with the table below.

Location	Minimum number of carspaces to be provided
General residential zone: • Coastal communities precinct • Suburban neighbourhood precinct Redcliffe Kippa-Ring local plan: • Interim residential precinct	3 per Dwelling house[22]

	Emerging community zone: • Transition precinct (developed lot) General residential zone: • Next generation neighbourhood precinct • Urban neighbourhood precinct ~~Caboolture west local plan code:~~ • ~~Urban living precinct - Next generation sub-precinct~~	1 per Dwelling house[22]
	Caboolture West local plan code: • Urban living precinct - Next generation sub-precinct	2 per Dwelling house[22]
	Note - Does not include the parking of Heavy Vehicles or Heavy Machinery.	
	Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A8 and par MP1.2, A8. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.	
	Note - The provision of the third parking space may be provided in tandem on site.	
	Note - For the Caboolture West local plan - Urban living precinct - Next generation sub-precinct, the provision of the second parking space may be provided in tandem on site.	
RAD7	Garage and carport openings, where located within 20m of the site frontage, are in accordance with the table below:	

Primary or Secondary frontage	**Covered car space opening(s) per street frontage**
Greater than 18m	Not specified
12.5m to 18m	6m wide maximum

	Less than 12.5m*	Single storey dwelling: a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: i. at least 1.0m behind the main building line; or ii. at least 1.0m behind a front portico and no more than 2.0m in front of the main building line. Two storey dwelling: a. 6.0m wide maximum; b. recessed 1.0m behind the front wall or balcony of upper level. Editor's note - Front wall is to have a minimum length of 40% of the adjoining frontage. OR For a laneway lot (Single or two storey): no maximum
	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.	
	Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (b). Non-compliance with this provision for a Dwelling house[22] on a lot under 450m^2 requires a concurrence agency response from Council.	
	Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure. Non-compliance with this provision for a Dwelling house[22] on a lot over 450m^2 requires a concurrence agency response from Council.	
Access and driveways		
RAD8	Any new crossovers and driveways or changes to existing crossovers and driveways: a. if there is an approved plan of development, are located in accordance with the plan of development approved by council as part of a development approval or as otherwise amended by council in writing; or b. if no approved plan of development applies to the land, are located in accordance with Planning scheme policy - Integrated design.	

	Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.
RAD9	Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback. Note -This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.
RAD10	Crossovers and driveways are designed and constructed in accordance with: a. where for a Council-controlled road, Planning scheme policy - Integrated design; b. where for a State-controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act, section 62 approval. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.
Casual surveillance	
RAD11	The Dwelling house (or the primary dwelling if including a secondary dwelling) must address primary frontages (excluding motorway and arterial roads) with a minimum of a front door, window(s) and pedestrian entrance. Note - If an acoustic fence has been conditioned as part of a reconfiguring a lot approval this provision does not apply to that frontage. Note - Refer to Overlay map - Road hierarchy for road classification. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.
RAD12	Each dwelling (primary and secondary), excluding domestic outbuildings and garages, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least $1m^2$ or multiple habitable room windows having a combined area of at least $2.5m^2$ overlooking each adjoining public space (street, public open space or laneway).

	Note - Secondary dwellings are not required to provide a habitable room window where only the secondary dwelling garage overlooks the adjoining public space and all habitable rooms do not adjoin a public space. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.
Waste	
RAD13	Each dwelling (primary and secondary) includes a bin storage area that: a. is not visible from public areas or screened from public areas; b. is not located in the primary frontage setback, unless the dwelling is built to boundary on both sides of the lot with only one frontage; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has access to the collection point without going through a dwelling (excluding a garage). Note - Refer to Planning scheme policy - Residential design for details and examples. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.
Utilities	
RAD14	The dwelling is connected to: a. an existing reticulated electricity supply; b. reticulated sewerage where in a reticulated area; c. reticulated water; d. dedicated and constructed road. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.
Earthworks	

RAD15	Filling and excavation that is outside of the external walls of any on-site building does not: a. involve a change in level of more than 1.0m relative to natural ground level or result in a batter greater than 1V:6H relative to natural ground level; b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to natural ground level; c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary; d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless: i. the depth of fill within that 1.0m strip does not exceed 200mm relative to natural ground level; or ii. the batter slope within that 1.0m strip is no steeper than 1V:2H. **Figure - Filling or Excavation**(Popup full image) Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council

Development on a laneway	
RAD16	The Dwelling house[22] (or the primary dwelling where including a secondary dwelling) a. faces the non-laneway frontage; b. has its main pedestrian entrance (front door) from the non-laneway frontage. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.
RAD17	All vehicle access must be via the laneway. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.
Secondary dwelling	
RAD18	The siting and design of dwellings ensures that the secondary dwelling is: a. not located in front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings). Note - The requirements to locate a Secondary dwelling within 10m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.
RAD19	No more than 1 secondary dwelling is located on an allotment. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.

RAD20	The GFA of the secondary dwelling does not exceed: a. 45m^2 GFA for a lot with a primary frontage less than 15m; or b. 55m^2 GFA for a lot with a primary frontage of 15m or more. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.
RAD21	Provide a minimum of one designated car parking space for the Secondary dwelling (in addition to those required for the dwelling house). This car parking space(s) is to be co-located with the parking spaces for the primary dwelling to appear as a single dwelling from the street. Note - The requirement for co-locating secondary dwelling parking space(s) with the car parking space(s) for the primary dwelling does not apply to corner lots where the primary and secondary dwellings address different street frontages and are accessed via separate driveways. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council. Note - Refer to Planning scheme policy- Residential design for details and examples.
Domestic outbuildings	
RAD22	Domestic outbuildings: a. have a total combined maximum roofed area as outlined in the table below:

Size of lot	Maximum roofed area
Less than 600m^2	50m^2
600m^2 - 1000m^2	70m^2
>1000m^2 – 2000m^2	80m^2
Greater than 2000m^2	150m^2

b. have a maximum and mean building height as follows:

i. where in front of the main building line for a carport - have a maximum building height of 3.3m and a mean height not exceeding 2.7m; or

ii. for all other instances - have a maximum building height of 4m and a mean height not exceeding 3.5m;

	c. are located behind the main building line and not within the primary frontage, secondary frontage or trafficable water body setbacks except where for a carport and complying with the front setback for carports specified in this code. Note - for c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[(22)] requires a concurrence agency response from Council. Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A4 and part MP1.2, A4. Non-compliance with this provision for a Dwelling house (22) requires a concurrence agency response from Council. Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (a), (b) and (c), A2 (a), (b) and (d) and part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council. Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details). Editor's note - The calculation for mean height is defined in the QDC.

Values and constraints requirements

Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.

Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)

Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of $100m^3$ and $500m^3$ respectively.

RAD23	Development does not involve: a. excavation or otherwise removing of more than $100m^3$ of soil or sediment where below 5m Australian Height Datum AHD, or b. filling of land of more than $500m^3$ of material with an average depth of 0.5m or greater where below the 5m AHD.

Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

Note - The following are excluded from the native clearing provisions of this planning scheme:

a. Clearing of native vegetation located within an approved development footprint;

b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;

c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;

d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;

e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;

f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;

g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;

h. Grazing of native pasture by stock;

i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

Note - Definition for native vegetation is located in Schedule 1 Definitions.

Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.

Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.

Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government.

RAD24	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house[22] or extension to an existing dwelling house[22] only on lots less than 750m^2. Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements. Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include: i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.
RAD25	No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer. This does not apply to the following: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;

	f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following requirements apply)	
RAD26	Development does not result in more than one dwelling house(22) per lot within separation areas.

RAD27	Development within the separation area does not include the following uses:
	a. caretaker's accommodation(10);
	b. community residence(16);
	c. dual occupancy(21);
	d. dwelling unit(23);
	e. hospital(36);
	f. rooming accommodation(69);
	g. multiple dwelling(49);
	h. non-resident workforce accommodation(52);
	i. relocatable home park(62);
	j. residential care facility(65);
	k. resort complex(66);
	l. retirement facility(67);
	m. rural workers' accommodation(71);
	n. short-term accommodation(77);
	o. tourist park(84).

RAD28	All habitable rooms within the separation area are: a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.

RAD29	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	

RAD30	The following uses are not located within the 100m wide transport route buffer:
	a. Caretaker's accommodation(10), except where located in the Extractive industry zone;
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house;(22)
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

RAD31	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD32	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD33	Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area.

RAD34	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard
RAD35	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD36	Development for a material change of use or building work that involves a hazardous chemical ensures the hazardous chemicals is not located within an overland flow path area.
RAD37	Development for a material change of use or building work for a Park[57] ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply) Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
RAD38	Development is for the preservation, maintenance, repair and restoration of the site, object or building. This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character. Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD39	A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan.

	This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.
RAD40	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD41	The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character: a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface prior to work commencing.
RAD42	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373- Pruning of amenity trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	

RAD43	Development does not include the following uses within a Wastewater treatment site buffer:
	
	a. Caretaker's accommodation(10);
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house;(22)
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

RAD44	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD45	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD46	Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.

RAD47	Development does not include the following uses located within a landfill site buffer:
	a. caretaker's accommodation(10);
	b. community residence(16);
	c. dual occupancy(21);
	d. dwelling house;(22)
	e. dwelling unit(23);
	f. hospital(36);
	g. rooming accommodation(69);
	h. multiple dwelling(49);
	i. non-resident workforce accommodation(52);
	j. relocatable home park(62);
	k. residential care facility(65);
	l. resort complex(66);
	m. retirement facility(67);
	n. rural workers' accommodation(71);
	o. short term accommodation(77);
	p. tourist park(84).

RAD48	All habitable rooms located within an Electricity supply substation buffer are: a. located a minimum of 10m from an electricity supply substation(80) ; and b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
RAD49	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.

Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
RAD50	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations. Note - The minimum setback distance applies to the each side of waterway.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)	
RAD51	Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not: a. located on a hill top or ridge line; and b. all parts of the building and structure are located below the hill top or ridge line.

RAD52	Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways: a. go across land contours and do not cut straight up slopes; b. follow natural contours, not resulting in batters or retaining walls being greater than 1m in height.
RAD53	Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours: **Colours from Australian Standard AS2700s – 1996**

	G12 – Holly	G53 – Banksia	N44 – Bridge Grey
	G13 – Emerald	G54 – Mist Green	N45 – Koala Grey
	G14 – Moss Green	G55 – Lichen	N52 – Mid Grey
	G15 – Rainforest Green	G56 – Sage Green	N54 – Basalt
	G16 – Traffic Green	G62 – Rivergum	N55 – Lead Grey
	G17 – Mint Green	G64 – Slate	X54 – Brown
	G21 – Jade	G65 – Ti Tree	X61 – Wombat
	G22 – Serpentine	N25 – Birch Grey	X62 – Dark Earth
	G23 – Shamrock	N32 – Green Grey	X63 – Iron Bark
	G24 – Fern Green	N33 – Lightbox Grey	Y51 – Bronze Olive
	G25 – Olive	N35 – Light Grey	Y61 – Black Olive
	G34 – Avocado	N41 – Oyster	Y63 – Khaki
	G52 – Eucalyptus	N42 – Storm Grey	Y66 – Mudstone
		N43 – Pipeline Grey	

RAD54	Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.
RAD55	Where located in the Locally important (Coast) scenic amenity overlay; a. landscaping comprises indigenous coastal species; b. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency. This does not apply to a fence or wall at an angle of 90o to the coast; c. where over 12m in height, the building design includes the following architectural character elements: i. curving balcony edges and walls, strong vertical blades and wall planes;

ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;

iii. Roof top outlooks, tensile structure as shading devices; and

iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.

d. existing pine trees, palm trees, mature fig and cotton trees are retained.

Note - A list of appropriate indigenous coastal species is identified in Planning scheme policy - Integrated design.

Transport noise corridors (refer Overlay map - Transport noise corridors)

Note - This is for information purposes only. No requirements for accepted development or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part B - Criteria for assessable development

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part B, Table 9.3.1.2 as well as the purpose statement and overall outcomes of this code.

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

Table 9.3.1.2 Criteria for assessable development

Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Building height	
PO1 Buildings have a height that: a. is consistent with the intended character of the streetscape, precinct and zone; b. responds to the topographical features of the lot, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape. Note - This is a qualitative statement that is an alternative provision to the QDC, part MP1.1, P4 and MP1.2, P4. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E1** Building height does not exceed that mapped on Overlay map – Building heights. Note - Minimum's mapped on Overlay map - Building heights, do not apply to Dwelling houses. Note - The above does not apply to domestic outbuildings. Refer to assessment criteria for Domestic outbuildings for requirements. Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A4 and part MP1.2, A4. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.
PO2 Tall structures (e.g. antenna, aerial, chimney, flagpole, receiving dishes or the like) have a height and diameter that: a. is not visually dominant or overbearing with respect to the streetscape and the wider receiving environment;	**E2** The height of tall structures (e.g. antenna, aerial, chimney, flagpole or the like) projects no more than 8.5m above ground level and transmission and receiving dishes are no larger than 1.2m diameter.

b. does not adversely affect amenity of the area or of adjoining properties.	Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.
Setbacks	
PO3 Dwelling houses[22] and structures are setback to: a. be consistent with the intended character of the streetscape, precinct and zone; Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant precinct character intended. b. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; c. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure; d. maintain the privacy of residents and adjoining properties; e. limit the length and height of boundary walls to maximise privacy and amenity of residents on adjoining properties; f. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character or the expected amenity of residents on adjoining properties; g. maintain private open space areas that are of a size and shape that are attractive, useable and functional, and in the Caboolture West local plan are maximised between the dwelling and rear boundary; and	**E3.1** Setbacks comply with: a. Emerging community zone: i. Transition precinct (developed lot) Morayfield South urban area identified in 'Figure 9.3.1.1 Morayfield South - Urban area ' - Table 9.3.1.6 'Setbacks' ii. Transition precinct (developed lot) all other areas - Table 9.3.1.5 'Setbacks' b. General residential zone: i. Coastal communities precinct - Table 9.3.1.3 'Setbacks' ii. Suburban neighbourhood precinct - Table 9.3.1.4 'Setbacks' iii. Next generation neighbourhood precinct - Table 9.3.1.5 'Setbacks' iv. Urban neighbourhood precinct - Table 9.3.1.6 'Setbacks' c. Caboolture West local plan: i. Urban living precinct - Next generation sub-precinct - ~~Table 9.3.1.5 'Setbacks'~~ Table 9.3.1.7 'Setbacks' d. Redcliffe Kippa-Ring local plan: i. Interim residential precinct - Setbacks **Except for carports** in the primary and secondary frontage where they: a. Are set back a minimum of: i. 5.4m; or ii. if the dwelling was built before 2005:

h. ensure covered car parking spaces and domestic outbuildings that are visible from the street or public place are of a scale, location and built form that is consistent with the existing streetscape and character of the precinct and avoids dominating or otherwise negatively impacting the streetscape or adjoining properties.

Editor's note - For example, materials, colours, finishes and roof form are consistent with the existing dwelling.

Note - This is a qualitative statement that is an alternative provision to the QDC, part MP1.1, P1 and P2 and MP1.2, P1 and P2.

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

Editor's note - The location and design of the Dwelling house, specifically garages and covered car parking spaces are to ensure the design and location of any resultant driveways and crossovers are able to comply with relevant criteria of Planning scheme policy - Integrated design (Appendix A) for Driveways, Vehicle and Pedestrian Crossover.

A. not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot having the same road frontage (where a lawfully constructed carport or garage is located on both sides, the lesser of the two is applicable); or
B. 0.5m, whichever is the greater; and

b. remain open and are not enclosed by walls, screens, doors or the like.

Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (a), (b) and (c), A2 (a), (b) and (d) and part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).

Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures, with the exception of domestic outbuildings (e.g. garden shed) where in the Caboolture West local plan - Urban living precinct - Next generation sub-precinct and with a maximum roofed area not more than 10m^2 and a height of not more than 2.5m.

Editor's note - The location and design of the Dwelling house, specifically garages and covered car parking spaces are to ensure the design and location of any resultant driveways and crossovers are able to comply with relevant criteria of Planning scheme policy - Integrated design (Appendix A) for Driveways, Vehicle and Pedestrian Crossover.

E3.2

Built to boundary walls are:

a. provided on lots if required by an existing approval issued by Council, and are established in accordance with the plan of development under that existing approval (including any subsequent amendments to that plan of development that are approved by council in writing);

OR

if no approved plan of development applies to the land, are only established on lots having a primary frontage of 18m or less

	and where permitted in Table ~~9.3.1.7~~ 9.3.1.8 'Built to boundary walls'; b. of a length and height not exceeding that specified in ~~9.3.1.7~~ 9.3.1.8 'Built to boundary walls'; c. setback from the side boundary: i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm; d. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended. Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures. Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (a), (b) and (c), A2 (a), (b) and (d) and part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council. Editor's note - A wall is not to be built to the boundary if it has a window or if a wall of a building on an adjoining lot: a. is within 900mm of that boundary; b. is within 1.5m of that boundary and has an opening/window to a habitable room; c. is not constructed from masonry or other material fire rated in accordance with the Building Code of Australia.
Site cover	

PO4

Dwelling houses[22] and structures will ensure that site cover:

a. provides open areas around buildings for attractive, useable and functional private open space;

b. ensures that buildings and structures are consistent with the intended character of the area;

c. does not result in other elements of the site being compromised (e.g. setbacks, open space etc).

Note - This is a qualitative statement that is an alternative provision to the QDC, part MP1.1, P3 and MP1.2, P3.

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

E4

Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed:

a. Emerging community zone:

- Transition precinct (developed lot) - in accordance with the table below

b. General residential zone:

- Coastal communities precinct – 50%
- Suburban neighbourhood precinct – 50%
- Next generation neighbourhood precinct – in accordance with the table below
- Urban neighbourhood precinct – in accordance with the table below

c. Caboolture ~~w~~West local plan:

- Urban living precinct - Next generation sub-precinct - ~~50%~~ 60% ~~Next generation sub-precinct - in accordance with the table below~~

d. Redcliffe Kippa-Ring local plan:

- Interim residential precinct - 50%

Building height	Lot Size				
	300m² or less	301-400m²	401-500m²	501-1000m²	Greater than 1000m²
8.5m or less	75%	70%	60%	60%	60%
>8.5m – 12.0m	50%	50%	60%	50%	50%
>12.0m	N/A	N/A	N/A	50%	40%

Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A3 and part MP1.2, A3. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.

Private open space

PO5 Dwellings are provided with private open space that is: a. of a size and dimension to be useable and functional; b. directly accessible from the dwelling; c. located so that residents and neighbouring properties experience a suitable level of residential amenity; d. free of objects or structures that reduce or limit functionality. Note - Dwelling houses[22] adjoining an arterial or sub-arterial road must not locate private open space areas adjoining or within the setback to that road. Refer to Overlay map - Road hierarchy for road classifications. Note - Utility areas (e.g. driveways, air-conditioning units, water tanks, clothes drying facility, storage structures, refuse storage areas and retaining structures) are to be shown on a site plan. Note - Private open space areas may be included within an unenclosed living structure (e.g. patio). Note - This is a qualitative standard that relates to the amenity and aesthetic impacts of the building or structure.	No example provided.
Car parking	
PO6 Car parking is provided on-site that provides for the number and type of vehicles anticipated to access the lot and ensures a surplus of car parking is avoided. Note - This is a qualitative statement that is an alternative provision to the QDC, part MP1.1, P8 and MP1.2, P8.	**E6** Car parking spaces are provided in accordance with the table below.

Location	Minimum number of car spaces to be provided
General residential zone: • Coastal communities precinct • Suburban neighbourhood precinct	3 per Dwelling house[22]

	Redcliffe Kippa-Ring local plan: • Interim residential precinct	
	Emerging community zone: • Transition precinct (developed lot) General residential zone: • Next generation neighbourhood precinct • Urban neighbourhood precinct ~~Caboolture west local plan code:~~ • ~~Urban living precinct - Next generation sub-precinct~~	1 per Dwelling house[22]
	Caboolture West local plan code: • Urban living precinct - Next generation sub-precinct	2 per Dwelling house[22]
	Note - Does not include the parking of Heavy Vehicles or Heavy Machinery.	
	Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A8 and par MP1.2, A8. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.	
	Note - The provision of the third parking space may be provided in tandem on site.	
	Note - For the Caboolture West local plan - Urban living precinct - Next generation sub-precinct, the provision of the second parking space may be provided in tandem on site."	

PO7

Garages and carports facing a street are designed to:

a. not dominate the street frontage;

b. maintain active frontages and opportunities for surveillance from within the dwelling;

c. contribute to the intended character of the streetscape.

Note - This is a qualitative standard that is an alternative provision to the QDC, part MP1.1, P1.

Note - This is a qualitative standard that relates to the amenity and aesthetic impacts of the building or structure.

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

E7

Garage and carport openings, where located within 20m of the site frontage, are in accordance with the table below:

Primary or Secondary frontage	Covered car space opening(s) per street frontage
Greater than 18m	Not specified
12.5m to 18m	6m wide maximum
Less than 12.5m*	Single storey dwelling: a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: i. at least 1.0m behind the main building line; or ii. at least 1.0m behind a front portico and no more than 2.0m in front of the main building line. Two storey dwelling: a. 6.0m wide maximum; b. recessed 1.0m behind the front wall or balcony of upper level. Editor's note - Front wall is to have a minimum length of 40% of the adjoining frontage. OR For a laneway lot (Single or two storey): no maximum

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.

	Note - For a Dwelling house on a lot under 450m^2, this is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (b). Non-compliance with this provision requires a concurrence agency response from Council. Note - For a Dwelling house on a lot of 450m^2 or more, this is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision requires a concurrence agency response from Council.
Access and driveways	
PO8 Driveways, pedestrian entries and internal access ways are designed to: a. provide lawful access; b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; c. provide a safe pedestrian environment; d. not result in excessive crossovers and hardstand areas; e. allows adequate space for on-street parking; f. allows adequate space for street planting and street trees; g. allow adequate space for garbage collection and the location of street infrastructure. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E8.1** Crossovers and driveways are located in accordance with Planning scheme policy - Integrated design. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council. **E8.2** Where there is a plan of development, driveway crossovers are located in accordance with a plan of development approved by Council as part of a development approval or as otherwise amended by Council in writing. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council. **E8.3** Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a

	Dwelling house[22] requires a concurrence agency response from Council.
PO9 The driveway construction across the verge conforms to the relevant standard drawing for the classification of the road in accordance with Planning scheme policy - Integrated design. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	No example provided.
PO10 Crossovers and driveways are designed and constructed in accordance with: a. where for a Council-controlled road, Planning scheme policy - Integrated design; b. where for a State-controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act, section 62 approval. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	No example provided.
Screening – fences	

PO11 Fencing and screening complements the streetscape character, contributes to privacy while maintaining surveillance between buildings and public spaces. Note - The objective of providing surveillance of the street 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. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Note - Refer to Planning scheme policy - Residential design for details and examples.	No example provided.
Casual surveillance	
PO12 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 areas, pedestrian paths and car parking areas) through: a. incorporating habitable room windows and balconies that overlook public spaces including secondary frontages; b. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage. Note - Dwelling houses[22] adjoining an arterial or sub-arterial road must address the arterial or sub-arterial road. Refer to Overlay map - Road hierarchy for road classifications. Note - Refer to State Government standards for CPTED.	**E12.1** The Dwelling house (or the primary dwelling if including a secondary dwelling) must address primary frontages (excluding motorway and arterial roads) with a minimum of a front door, window(s) and pedestrian entrance. Note - If an acoustic fence has been conditioned as part of a reconfiguring a lot approval this provision does not apply to that frontage. Note - Refer to Overlay map - Road hierarchy for road classification. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council. Note - Refer to Planning scheme policy - Residential design for details and examples. **E12.2**

Note - Ground level dwellings at the front of the lot have individual access points to the street. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	Each dwelling (primary and secondary), excluding domestic outbuildings and garages, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m^2 or multiple habitable room windows having a combined area of at least 2.5m^2 overlooking each adjoining public space (street, public open space or laneway). Note - Secondary dwellings are not required to provide a habitable room window where only the secondary dwelling garage overlooks the adjoining public space and all habitable rooms do not adjoin a public space. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.
Waste	
PO13 Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	**E13** Each dwelling (primary and secondary) includes a bin storage area that: a. is not visible from public areas or screened from public areas; b. is not located in the primary frontage setback, unless the dwelling is built to boundary on both sides of the lot with only one frontage; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has access to the collection point without going through a dwelling (excluding a garage). Note - Refer to Planning scheme policy - Residential design for details and examples. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.

PO14 Waste storage areas are: a. not located in front of the main building line; or b. are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Note - Refer to Planning scheme policy - Residential design for details and examples.	No example provided.
Utilities	
PO15 The dwelling is connected to: a. an existing reticulated electricity supply; b. reticulated sewerage; c. reticulated water; d. dedicated and constructed road. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	**E15** The dwelling is connected to: a. an existing reticulated electricity supply; b. reticulated sewerage where in a reticulated area; c. reticulated water; d. dedicated and constructed road. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.
Earthworks	
PO16 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents. Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.	**E16** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**

Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.	 c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below. **Figure - Cut** **Figure - Fill**

	Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.
PO17 Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by: a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any impact on the landscape character of the zone; d. protecting the amenity of adjoining properties. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.	**E17.1** Building and lot design on slopes between 10% and 15% must: a. avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction; b. have built to boundary walls on the low side of the lot to avoid drainage issues. Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure. **E17.2** New buildings on land with a slope greater than 15% do not have slab on ground construction. Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure. Note - there is no height specified for fill or excavation wholly contained within the dwelling footprint (i.e. the area within the outer structural extremities of the dwelling).
Development on a laneway	
PO18 Where a lot has a non-laneway frontage, the dwelling is designed and orientated towards the non-laneway frontage e.g. Street or park) and incorporates design elements to address and activate the non-laneway frontage (e.g. front door, windows, low front fencing (if any) with a gate etc). Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	**E18** The Dwelling house(22) (or the primary dwelling where including a secondary dwelling) a. faces the non-laneway frontage; b. has its main pedestrian entrance (front door) from the non-laneway frontage. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council.

PO19 All vehicle access must be via the laneway. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	No example provided.
PO20 Dwelling houses[22] on laneways contribute to the streetscape by: a. providing concealed garbage bin storage areas to reduce the dominance of bins on the lane; b. maximising security and amenity; c. including landscaping that: i. does not provide areas of concealment; ii. breaks up the dominance of garages and vehicle parking; iii. delineates the boundaries between lots. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	No example provided.
Secondary dwelling	
PO21 Secondary dwellings: a. are subordinate and ancillary to the primary dwelling in size and function; b. have a GFA that does not exceed: i. 45m^2 for a lot with a primary frontage less than 15m; or ii. 55m^2 for a lot with a primary frontage of 15m or more.	**E21.1** The siting and design of dwellings ensures that the secondary dwelling is: a. not located in front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings). Note - The requirements to locate a Secondary dwelling within 10m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.

c. have the appearance, bulk and scale of a single dwelling from the street;

d. maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the Dwelling house[22] and secondary dwelling on the lot.

Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.

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

Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.

E21.2

No more than 1 secondary dwelling is located on an allotment.

Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.

E21.3

The GFA of the secondary dwelling does not exceed:

a. 45m^2 GFA for a lot with a primary frontage less than 15m; or

b. 55m^2 GFA for a lot with a primary frontage of 15m or more.

Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.

E21.4

Provide a minimum of one designated car parking space for the Secondary dwelling (in addition to those required for the dwelling house). This car parking space(s) is to be co-located with the parking space(s) for the primary dwelling to appear as a single dwelling from the street.

	Note - The requirement for co-locating secondary dwelling parking space(s) with the car parking space(s) for the primary dwelling does not apply to corner lots where the primary and secondary dwellings address different street frontages and are accessed via separate driveways. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council. Note - Refer to Planning scheme policy- Residential design for details and examples.

Domestic outbuildings

PO22

Domestic outbuildings and car ports:

a. are of a height that does not negatively impact the visual amenity of adjoining properties;

b. where visible from the street or public place are of a scale, location and built form that is consistent with the existing streetscape and character of the precinct and avoids dominating or otherwise negatively impacting the streetscape or adjoining properties.

Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.

E22

Domestic outbuildings:

a. have a total combined maximum roofed area as outlined in the table below:

Size of lot	Maximum roofed area
Less than 600m^2	50m^2
600m^2 - 1000m^2	70m^2
>1000m^2 – 2000m^2	80m^2
Greater than 2000m^2	150m^2

b. have a maximum and mean building height as follows:

i. where in front of the main building line for a carport - have a maximum building height of 3.3m and a mean height not exceeding 2.7m; or

ii. for all other instances - have a maximum building height of 4m and a mean height not exceeding 3.5m;

c. are located behind the main building line and not within the primary

	frontage, secondary frontage or trafficable water body setbacks except where for a carport and complying with the front setback for carports specified in this code. Note - for c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council. Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A4 and part MP1.2, A4. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council. Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (a), (b) and (c), A2 (a), (b) and (d) and part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council. Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details). Editor's note - The calculation for mean height is defined in the QDC.

Values and constraints criteria

Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.

Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)

Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.

PO23 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:	**E23** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or

a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)

Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:

a. Clearing of native vegetation located within an approved development footprint;

b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;

c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;

d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;

e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;

f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;

g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;

h. Grazing of native pasture by stock;

i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development

Note - Definition for native vegetation is located in Schedule 1 Definitions.

Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.

Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO24	No example provided.

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	
PO25 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further	No example provided.

information is provided in Planning scheme policy – Environmental areas.	
Vegetation clearing and habitat protection	
PO26 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO27 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	No example provided.
PO28 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	

PO29 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO30 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry(4) and animal keeping(5) activities.	No example provided.
PO31 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO32 Development retains safe and convenient public access in a manner that does not	No example provided.

result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	
PO33 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No example provided.
PO34 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.

Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO35 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.	No example provided.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.	
PO36 Development does not increase the number of people living in the Extractive Resources separation area.	**E36** One dwelling house(22) permitted per lot within separation area.

PO37
 	
Development:
 	
a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry(27);
b. is compatible with the operation of an Extractive industry(27);
c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area.
	E37
	
	Development within the separation area does not include the following activities:
	
	a. Caretaker's accommodation(10);
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling unit(23);
	e. Hospital(36);
	f. Rooming accommodation(69);
	g. Multiple dwelling(49);
	h. Non-resident workforce accommodation(52);
	i. Relocatable home park(62);
	j. Residential care facility(65);
	k. Resort complex(66);
	l. Retirement facility(67);
	m. Rural workers' accommodation(71);

	n. Short-term accommodation[77]; o. Tourist park[84].
PO38 Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.	**E38** All habitable rooms within the separation area are: a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
PO39 Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.	**E39** Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
PO40 Development: a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route;	**E40** The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation[10], except where located in the Extractive industry zone; b. Community residence[16]; c. Dual occupancy[21]; d. Dwelling house[22]; e. Dwelling unit[23]; f. Hospital[36]; g. Rooming accommodation[69]; h. Multiple dwelling[49]; i. Non-resident workforce accommodation[52]; j. Relocatable home park[62]; k. Residential care facility[65]; l. Resort complex[66]; m. Retirement facility[67]; n. Rural workers' accommodation[71]; o. Short-term accommodation[77]; p. Tourist park[84].

iii. shielding and screening private outdoor recreation space from the transportation routes.	
PO41 Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	**E41.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **E41.2** A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter. Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites. Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
PO42 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building;	**E42** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by

c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	Council prior to the commencement of any preservation, maintenance, repair and restoration works.
PO43 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No example provided.
PO44 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No example provided.
PO45 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction	**E45** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree;

measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	

PO46
 	
Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.
	E46
	
	The following uses are not located within a wastewater treatment site buffer:
	
	a. Caretaker's accommodation(10);
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22)
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

PO47 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: a. protect the integrity of the water supply pipeline;	**E47** Development: a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is

b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline;	setback 30m from a Bulk water supply infrastructure buffer.
PO48 Development is located and designed to maintain required access to Bulk water supply infrastructure.	**E48** Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
PO49 Development within the Gas pipeline buffer: a. avoids attracting people in large numbers to live, work or congregate; b. avoids the storage of hazardous chemicals; c. maintains adequate access for any required maintenance or upgrading work; d. minimises risk of harm to people and property. Editor's note - The *Petroleum and Gas (Production and Safety) Act 2004* (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.	**E49** Development does not involve the construction of any buildings or structures within the Gas pipeline buffer. Editor's note - The *Petroleum and Gas (Production and Safety) Act 2004* (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.

PO50
 	
Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.
	E50
	
	The following uses are not located within a Landfill buffer:
	
	a. Caretaker's accommodation(10);
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22);
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);

	l. Resort complex[66]; m. Retirement facility[67]; n. Rural workers' accommodation[71]; o. Short-term accommodation[77]; p. Tourist park[84].
PO51 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations[80] to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	**E51** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation[80]are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO52 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation[80] to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment. Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy – Noise. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	No example provided.
PO53 Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development:	**E53** Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.

a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO54 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.
PO55 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.	No example provided.

Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	
PO56 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO57 Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.	**E57** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO58 Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.	**E58** Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.
PO59 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.	**E59.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V;

Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	d. Commercial area – Level V. **E59.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO60 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park	
PO61 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E61** Development for a Park(57) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO62	**E62**

Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)	
PO63 Development: a. avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; b. retain the natural character or bushland settings as the dominant landscape characteristic; c. is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment.	**E63** Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not: a. located on a hill top or ridge line; b. all parts of the building and structure are located below the hill top or ridge line.
PO64 Development: a. does not adversely detract or degrade the quality of views, vista or key landmarks; b. retains the natural character or bushland settings as the dominant landscape characteristic.	**E64** Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways: a. go across land contours, and do not cut straight up slopes; b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height.
PO65	**E65.1**

Buildings and structures incorporate colours and finishes that: a. are consistent with a natural, open space character and bushland environment; b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment; c. are not visually dominant or detract from the natural qualities of the landscape.	Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours: **Colours from Australian Standard AS2700s – 1996** G12 – Holly; G54 – Mist Green; N 44 – Bridge Grey G13 – Emerald; G55 – Lichen; N45 – Koala Grey G14 – Moss Green; G56 – Sage Green; N52 – Mid Grey G15 – Rainforest Green; G62 – Rivergum; N54 – Basalt G16 – Traffic Green; G64 – Slate; N55 – Lead Grey G17 – Mint Green; G65 – Ti Tree; X54 – Brown G21 – Jade; N25 – Birch Grey; X61 – Wombat G22 – Serpentine; N32 – Green Grey; X62 – Dark Earth G23 – Shamrock; N33 – Lightbox Grey; X63 – Iron Bark G24 – Fern Green; N35 – Light Grey; Y51 – Bronze Olive G25 – Olive; N41 – Oyster; Y61 – Black Olive G34 – Avocado; N42 – Storm Grey; Y63 – Khaki G52 – Eucalyptus; N43 – Pipeline Grey; Y66 – Mudstone G53 – Banksia **E65.2** Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.
PO66 Landscaping a. complements the coastal landscape character and amenity; b. has known resilience and robustness in the coastal environment; Fences and walls: a. do not appear visually dominant or conspicuous within its setting; b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening;	**E66** Where located in the Locally Important (Coast) scenic amenity overlay: a. landscaping comprises indigenous coastal species; b. fences and walls are no higher than 1m; and c. existing pine trees, palm trees, mature fig and cotton trees are retained. d. where over 12m in height, the building design includes the following architectural character elements: i. curving balcony edges and walls, strong vertical blades and wall planes; ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;

c. use materials and colours that are complementary to the coastal environment. Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements. Vegetation that contributes to bayside character and identity are: a. retained; b. protected from development diminishing their significance.	iii. roof top outlooks, tensile structures as shading devices; iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.

Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)

Note - This is for information purposes only. No requirements for accepted development or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Setback Tables

Table 9.3.1.3 Setbacks

Coastal communities precinct and Redcliffe Kippa-Ring local plan - Interim residential precinct										
Height of wall	**Frontage Primary**			**Frontage Secondary to street**			**Frontage Secondary to lane**	**Side To OMP and wall**	**Rear To OMP and wall**	**Trafficable water body To OMP and wall**
	To wall	**To OMP**	**To covered car parking space and domestic outbuildings**	**To wall**	**To OMP**	**To covered car parking space and domestic outbuildings**	**To OMP, wall and covered car parking space**			
Less than 4.5m	Min 6m	Min 4.5m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
4.5m to 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
Greater than 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m

Table 9.3.1.4 Setbacks

General residential zone - Suburban neighbourhood precinct and Township zone - Residential precinct										
Height of wall	**Frontage Primary**			**Frontage Secondary to street**			**Frontage Secondary to lane**	**Side Non-built to boundary wall To OMP and wall**	**Rear To OMP and wall**	**Trafficable water body To OMP and wall**
	To wall	**To OMP**	**To covered car parking space and domestic outbuildings**	**To wall**	**To OMP**	**To covered car parking space and domestic outbuildings**	**To OMP, wall and covered car parking space**			
Less than 4.5m	Min 4.5m	Min 3m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
4.5m to 8.5m	Min 4.5m	Min 3m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
Greater than 8.5.	Min 4.5m	Min 3m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m

Table 9.3.1.5 Setbacks

Emerging community zone - Transition precinct (developed lot), General residential zone - Next generation neighbourhood precinct ~~and Caboolture West local plan - Urban living precinct (Next generation neighbourhood sub-precinct)~~										
Height of wall	**Frontage Primary**			**Frontage Secondary to street**			**Frontage Secondary to lane**	**Side Non-built to boundary wall To OMP and wall**	**Rear To OMP and wall**	**Trafficable water body To OMP and wall**
	To wall	**To OMP**	**To covered car parking space and domestic outbuildings**	**To wall**	**To OMP**	**To covered car parking space and domestic outbuildings**	**To OMP, wall and covered car parking space**			
Less than 4.5m	Min 3m	Min 2m	Min 5.4m*	Min 2m	Min 1m	Min 5.4m*	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
4.5m to 8.5m	Min 3m	Min 2m	N/A	Min 2m	Min 1m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m

*Note - The minimum setback to covered car parking spaces may be reduced to 4.5m where:

i. the primary or secondary frontage of the lot adjoins a road reserve with a minimum rear verge width of 1m or greater and includes a footpath with a width of 2m or greater;

ii.	the lot has a primary frontage greater than 7.5m and no greater than 10m (Lot type B).

Table 9.3.1.6 Setbacks

General residential zone - Urban neighbourhood precinct, and Emerging community zone - Transition precinct (developed lot) and identified in the Morayfield South urban area on Figure 9.3.1.1										
Height of wall	**Frontage Primary**			**Frontage Secondary to street**			**Frontage Secondary to lane**	**Side Non-built to boundary wall To OMP and wall**	**Rear To OMP and wall**	**Trafficable water body To OMP and wall**
	To wall	**To OMP**	**To covered car parking space and domestic outbuildings**	**To wall**	**To OMP**	**To covered car parking space and domestic outbuildings**	**To OMP, wall and covered car parking spaces**			
Less than4.5m	Min 1m	Min 1m	Min 5.4m	Min 1m	Min 1m	Min 5.4m	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
4.5 to 8.5m	Min 1m	Min 1m	N/A	Min 1m	Min 1m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
Greater than 8.5m	Min 5m	Min 3m	N/A	Min 2m	Min 1m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m

(*Note to be deleted - "Table 9.3.1.7 Setbacks" is a copy of current "Table 9.3.1.5 Setbacks" applying to the Caboolture West Local Plan - Urban living precinct - Next generation sub-precinct. Highlighted content within below table identifies the extent of proposed updates).

Table 9.3.1.7 Setbacks

Caboolture West Local Plan - Urban living precinct- Next generation sub-precinct										
Height of wall	**Frontage Primary**			**Frontage Secondary to street**			**Frontage Secondary to lane**	**Side Non-built to boundary wall To OMP and wall**	**Rear To OMP and wall**	**Trafficable water body To OMP and wall**
	To wall	**To OMP**	**To covered car parking space and domestic outbuildings**	**To wall**	**To OMP**	**To covered car parking space and domestic outbuildings**	**To OMP, wall and covered car parking space**			

Less than 4.5m	Min 3m	Min 2m	Min 5.4m*	Min 2m	Min 1m	Min 5.4m*	Min 0.5	Refer to standard as in QDC	For lots with a frontage <9.5m - Refer to standard as in QDC; or For lots with a frontage ≥9.5m - Min 5m	Min 4.5m
4.5m to 8.5m	Min 3m	Min 2m	N/A	Min 2m	Min 1m	N/A	Min 0.5	Refer to standard as in QDC	For lots with a frontage <9.5m - Refer to standard as in QDC; or For lots with a frontage ≥9.5m - Min 5m	Min 4.5m
Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to standard as in QDC	For lots with a frontage <9.5m - Refer to standard as in QDC; or For lots with a frontage ≥9.5m - Min 5m	Min 4.5m

*Note - The minimum setback to covered car parking spaces may be reduced to 4.5m where:

i. the primary or secondary frontage of the lot adjoins a road reserve with a minimum rear verge width of 1m or greater and includes a footpath with a width of 2m or greater;

ii. the lot has a primary frontage greater than 7.5m and no greater than 10m (Lot type B).

Table ~~9.3.1.7~~ 9.3.1.8 Built to boundary walls

Lot frontage width	Mandatory / Optional	Length and height of built to boundary wall

		General residential zone: • Coastal communities precinct • Suburban neighbourhood precinct Redcliffe Kippa-Ring local plan: • Interim residential precinct	Emerging community zone: • Transition precinct (Developed lot) General residential zone: • Next generation neighbourhood precinct Caboolture West local plan: • Urban living precinct (Next generation sub-precinct)	Emerging community zone: • Transition precinct (Developed lot) if within the Morayfield South urban area on Figure 9.3.1.1 General residential zone: • Urban neighbourhood precinct
7.5m or less	Mandatory - both sides unless a corner lot	Not permitted*	Max Length: 80% of the length of the boundary Max Height: 7.5m	Max Length: 80% of the length of the boundary Max Height: 8.5m
More than 7.5m to 12.5m	Mandatory - one side	Not permitted*	Max Length: 60% of the length of the boundary OR 80% if the lot adjoining that boundary has a frontage of 7.5m or less. Max Height: 7.5m	Max Length: 70% of the length of the boundary Max Height: 10.5m
More than 12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m. Not permitted - Otherwise	Not permitted*	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 7.5m	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 10.5m
Greater than 18m	Not permitted*	Not permitted*	Not permitted*	Not permitted*

Note -The above setbacks apply only to Class 1a and Class 10a buildings/structures.

Note - Max Length includes the length of walls of any other buildings on the same boundary. e.g. detached garage, carport or shed.

Note - For the maximum height of domestic outbuildings refer to the examples that achieve aspects of the performance outcomes for building height and domestic outbuildings.

*Note - Built to boundary walls are not permitted, however, reduced side and rear boundary clearances may be permitted as prescribed (e.g. QDC).

Figure 9.3.1.1 Morayfield South - Urban area

ROAD
STEAM
VIEW COURT
LAGOO
SHANGRILA STREET
PARADISE ROAD
ROBBS ROAD
LINDSAY ROAD
MORAYFIELD ROAD
BLEWERS ROAD
GLEESON ROAD
LINDSAY ROAD
ROAD
MORAYFIELD SOUTH
LEGEND
Urban Area
Transport Corridor