Division 6—Residential Code

12.6.1 Residential Code

The provisions in this division comprise the Residential Code. They are—

- compliance with the Residential Code (section 12.6.2);
- overall outcomes for the Residential Code (section 12.6.3);
- specific outcomes, acceptable solutions and probable solutions as follows—
  - residential uses and works – effects of development – general provisions (section 12.6.4);
  - effects of development for specific residential uses (section 12.6.5).

12.6.2 Compliance with the Residential Code

Development that, in the local government's opinion is consistent with the specific outcomes in sections 12.6.4 and 12.6.5 complies with the Residential Code.

12.6.3 Overall Outcomes for the Residential Code

(1) The overall outcomes are the purpose of the Residential Code.

NOTE 12.6.3A

Sub-section (1) provides the link between the overall outcomes sought for the code and the IPA code assessment rules which refer to the 'purpose' of the code [see IPA s.3.5.13(2)].

(2) The overall outcomes sought for the Residential Code are the following—

(a) Residential uses and works—

(i) create a pleasant, safe and attractive living environment;

(ii) maintain, and where possible enhance, residential amenity both internal and external to the site;

(iii) blend new development into existing streetscapes and neighbourhoods;

(iv) conserve places of cultural significance or streetscape value;

(v) promote greater housing choice with sufficient flexibility to accommodate the diverse housing needs of the community; and

(vi) provide for privacy, day lighting, ventilation and natural climate control.

(b) The character, scale and density of development are—

(i) commensurate with the intent of the zone or Sub Area in which the development is proposed;

(ii) compatible with the physical characteristics of the site and its surrounds; and

(iii) compatible with the desired character of the local area.

12.6.4 Residential Uses and Works – Effects of Development – General Provisions

Density and Character

(1) Specific Outcomes

Uses and works reflect the desired built character, maintain amenity and protect and enhance important townscape and landscape elements having regard to—

(a) dwelling density;

(b) building height;

(c) lot sizes and dimensions;

(d) boundary clearances and the provision of space around buildings;

(e) the location and design of parking areas;

(f) the provision of recreation space;

(g) access to natural light and ventilation;

(h) privacy;

(i) noise attenuation;

(j) vegetation protection;

(k) landscape treatment;

(l) places of cultural significance or streetscape value; and

(m) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.

(2) **Probable Solutions – for sub-section (1)**

Dwelling Density, Height and Setbacks

(a) The dwelling density, height and setbacks conform to those specified for the relevant zone, Sub Area or precinct.

Building Height

(b) Where no building height provisions are specified for the zone, sub area or precinct, buildings are limited to one (1) storey in height, unless appropriate with—

(i) the scale of adjoining development; and

(ii) the extent of fall across the site; and

(iii) the character and amenity of the area and the overall townscape.

Building Setbacks

(c) Where no building setbacks are specified for the zone, sub area or precinct, the building setbacks conform to Schedule 5.

(d) Windows in habitable rooms do not face directly into habitable rooms in another dwelling on the same site closer than nine (9) metres except that at ground level such minimum separation may be—

(i) three (3) metres where screen fences or walls are provided or where the windows are above 1.6 metres from the floor; and

(ii) six (6) metres where existing vegetation or new plantings prevent views between windows.

NOTE 12.6.4A

(1) Separate provisions have been established for special character areas and character places.

(2) Refer—

(a) Part 4 – Urban Areas, division 7 – Character Areas – Housing Zone and division 14 – Character Areas – Mixed Use Zone;

(b) Part 8 – Rosewood, division 6 – Character Areas – Housing Zone;

(c) Part 9 – Townships, division 5 – Township Character – Housing Zone and division 6 – Township Character – Mixed Use Zone;

(d) Part 11 – Overlays, division 3 – Character Places Overlay; and

(e) Part 12 – Codes, division 10 – Character Code.

Building Scale and Articulation

(3) **Specific Outcomes**

(a) Building design, detailing and finish provide an appropriate scale to the street and add visual interest and differentiation between residential buildings when viewed from streets, or a public thoroughfare.

(b) In low density residential areas, new residential buildings are designed with clearly distinguishable parts of similar scale to existing dwellings.

(c) Large expanses of blank walls are avoided, particularly in situations where such walls are likely to be visually prominent.

(d) New buildings take into account the image presented by the backs and sides of buildings so as to ensure an attractive townscape.

(4) **Probable Solutions – for sub-section (3)**

(a) Building street facades do not exceed—

(i) 14 metres in length within a 20 metre wide frontage;

(ii) 10 metres in length within a 15 metre wide frontage; or

(iii) 7 metres in length within a 10 metre wide frontage.

(b) Building wall lengths in excess of 15m are articulated by use of verandahs, balconies, bay windows, window hoods or wall offsets (minimum 1m deep), or physical separation into detached buildings.

(c) Buildings are detailed or articulated to enable individual dwellings to be identified from public streets and communal areas.

Building Orientation

(5) **Specific Outcomes**

(a) Buildings address the street frontage or frontages rather than being aligned at right angles or diagonal to the street.

(b) Buildings are designed so that overlooking and opportunities for casual surveillance of public spaces, pedestrian paths and car parking areas are provided.

(c) Generally, as much as practical of the habitable parts of a building are located towards the street, in order to develop a strong relationship between private accommodation and the street.

(d) Buildings are sited and designed to provide a clearly delineated transition space from public spaces (e.g. the street or communal open space) to dwellings and associated private use areas.

(e) The site layout ensures that the front entrance of each dwelling is easily found, and that amenity is maintained between dwellings.

(6) Probable Solutions – for sub-section (5)

(a) There are no blank walls along street frontages.

(b) Habitable rooms of dwellings that are located near the street frontage are oriented towards the street, and have verandahs or balconies adjoining, or oriented to the street.

Corner Sites

(7) Specific Outcomes

NOTE 12.6.4B

(1) Corner sites are of particular importance owing to their visual prominence within the grid pattern of streets.

(2) Accordingly, the quality of the design of buildings on corner sites will have a significant impact on the achievement of the City's desired character.

Buildings on corner sites—

(a) contribute to the clear definition of the street intersection and entrances to the building;

(b) address both street frontages, in terms of—

(i) orientation of habitable rooms; and

(ii) location of balconies, verandahs and entrances; and

(c) use high quality, appropriate materials and detailing.

Building Entrances

(8) Specific Outcomes

(a) Entries to buildings are exposed to the main street frontage and are clearly delineated/legible.

(b) Building identification and numbering is prominent.

(c) Entrances to buildings are emphasised by—

(i) a size of entrance of an appropriate scale and presence on the street; and

(ii) use of high quality materials and high levels of detailing around the entrance.

Skyline Elements/Roof Top Design

(9) Specific Outcomes

NOTE 12.6.4C

(1) Careful attention to design details is required if the unique skyline and visual character of the City is to evolve sympathetically.

(2) Special attention needs to be given to the design of roof forms and the location and concealing of plant and equipment.

(3) The design of rooftops and projections is to be treated as an integral part of the building envelope design.

(a) The design of the roof form is consistent with the predominant existing character or the desired character of roofs in the area.

(b) The design of roof forms ensure that—

(i) plant rooms and equipment are appropriately concealed; and

(ii) appropriately coloured roof treatments are used and contrasting coloured roof treatments are avoided.

Building Materials

(10) Specific Outcomes

(a) External materials are high quality, attractive, durable and need minimal maintenance.

(b) Use of highly reflective materials in facades or on roofs (e.g. unpainted zincalume) is avoided or limited to locations where they do not detract from the amenity and character of adjacent development and public or semi-public spaces.

(c) Colours are used to unify buildings which form part of a group, and colour schemes are appropriate to the style of the building.

(d) Previously unpainted surfaces are not painted where the original finish (e.g. face brickwork) is an important part of the building's character.

Site Amalgamation

(11) Specific Outcomes

Where the site for the proposed development comprises more than one lot, all lots are amalgamated by survey into one parcel prior to the submission of an application for the approval of building works.

Site Suitability and Amenity

(12) Specific Outcomes

(a) Residential uses or works are designed and sited to maximise site potential, minimise risk and provide a high degree of amenity in a residential environment, suited to the community's needs.

(b) Residential uses and works do not cause unreasonable, detrimental impacts on the amenity of adjacent uses, streets, or other public or semi-public spaces with respect to—

(i) overshadowing or loss of sunlight or natural daylight;

(ii) noise; and

(iii) loss of privacy.

(c) Mixed use developments incorporating residential accommodation (for short or long term residents) are designed to ensure that residents are afforded reasonable standards of on-site convenience and amenity, and safe and secure access.

(d) Habitable rooms in dwellings are situated above the adopted flood level.

(e) Residential building sites have proven, suitable surface and sub-surface stability characteristics having regard to past, present and likely future mining activity.

(f) Residential uses are sited within a lot so that the future development of the balance area of the lot (if any) is facilitated.

Privacy

(13) Specific Outcomes

Direct overlooking of main internal living areas of other dwellings is minimised by building layout, location of entrances, location and design of windows and balconies, screening devices and landscaping or by physical separation.

(14) Probable Solutions – for sub-section (13)

(a) Dwellings are designed to face a street frontage or towards the interior of a site, rather than across side or rear boundaries to adjoining land.

(b) A minimum 9m separation (or 12 m where above first floor level) is provided between the windows of habitable rooms of facing dwellings.

(c) Direct views between living area windows of adjacent dwellings are screened or obscured.

(d) Direct views from living rooms of dwellings into the principal area of private recreation space of another dwelling are screened or obscured.

(e) Screening is provided by—

(i) 1.8 m high solid fences or walls between ground floor level windows; or

(ii) window screens that have a maximum area of 25% openings, which are permanently fixed and made of durable materials; or

(iii) landscaping, including existing dense vegetation or new planting.

(f) Each dwelling is provided with a private entrance at ground level, or alternatively, where there are shared access paths to entries, overlooking into habitable rooms is prevented by the use of screen walls or the location of windows above 1.6 metres from the floor.

Noise

(15) Specific Outcomes

(a) Site layout and building design protect internal living and sleeping areas from high levels of external noise.

(b) Active recreation facilities, including swimming pools, spas, tennis courts and barbecue areas and equipment and machinery such as garbage chutes, pumps, compressors, air conditioning and other plant which generate high noise levels, are located away from habitable rooms in nearby dwellings or are enclosed or otherwise acoustically treated.

(c) Where possible, driveways and parking areas are located away from the windows of habitable rooms in adjacent dwellings at the same level, or are screened to minimise noise.

(d) Residential buildings are either—

(i) not exposed to unacceptable transport noise (particularly from main roads or rail corridors); or

(ii) designed and constructed so that acceptable living conditions are created within the dwelling.

NOTE 12.6.4D

(1) In some instances further information will need to be submitted to the local government, such as a noise assessment for consideration as part of the development assessment process.

(2) Further information regarding noise assessment is contained in Planning Scheme Policy 2—Information Local Government May Request.

(3) Refer to the Environmental Protection Policy (Noise) (EPP Noise) for road traffic noise criteria.

Lighting

(16) Specific Outcomes

Lighting is—

(a) provided in public streets and public/communal spaces, along pedestrian and cyclist paths and within car parking areas;

(b) located such that mature planting does not reduce its effectiveness;

(c) aesthetically integrated into the total design with building, landscaping, signage, streetscape and public space design;

(d) used to illuminate buildings, public and communal areas and other areas that may be susceptible to criminal activity, but avoids 'light spill' which would detract from the amenity of nearby areas (particularly residential uses) or contribute to hazardous traffic conditions;

(e) appropriately placed to avoid shadows and glare which might put pedestrians at risk. (i.e. shielded light at eye level);

(f) not directed onto nearby properties;

(g) downward directed;

(h) appropriately shielded at its source;

(i) provided to vehicular and pedestrian movement areas, including roads, paths and carparks, in order to provide visibility and safety at night; and

(j) provided for entry ways, and includes point-to-point lighting for pedestrian walkways.

(17) Probable Solutions – for sub-section (16)

(a) Illumination levels parallel to and at a distance of 1.5 m outside the boundary of the lot do not exceed 8 lux in either the vertical or horizontal plane for a height of 10m above ground level.

(b) Security lighting is consistent with Australian Standard AS 4282 (1997) – The Control of Obtrusive Effects of Outdoor Lighting.

(c) Principal pedestrian and bicycle movement routes, public spaces and outdoor signage in public spaces is lit to the minimum Australian Standard of AS1158 (Public Lighting Code) so that these areas become the focus of legitimate pedestrian activity after dark.

(d) Areas which are heavily used by pedestrians, such as major pedestrian routes, entries to buildings and entries to public toilets are lit with the power of 50 – 100 lux (lumens).

(e) Areas not intended for night-time use are not lit or are closed off to avoid giving a false impression of safety.

(f) Photoelectric cells are provided rather than time switches for night lighting.

NOTE 12.6.4E

(1) The Local Government may require a lighting plan.

(2) Refer to Planning Scheme Policy 2—Information Local Government May Request.

Climate Control

(18) Specific Outcomes

(a) Uses and works are sited, designed and constructed to respond to Ipswich's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation.

(b) Habitable rooms, occupants, streets and public/communal spaces are capable of receiving adequate daylight and ventilation which maximises access to winter sunshine and summer breezes.

(c) Windows and doors in buildings are located, sized and shaded and the building layout and materials chosen to facilitate energy conservation.

(d) Building design incorporates architectural features such as extended eaves, awnings, pergolas and verandahs to protect windows and doorways from summer sun, glare and rain, and to provide shelter for outdoor living areas.

(e) Habitable rooms receive adequate daylight for the carrying out of daily tasks and private recreation space receives adequate sunlight, having regard to both on-site and adjacent development.

(f) Buildings are sited and designed—

(i) to maximise use of prevailing breezes for natural ventilation; and

(ii) so that openings (windows and doors) are located in opposite and adjacent walls wherever possible to facilitate capture of prevailing breezes and cross ventilation.

(19) Probable Solutions – for sub-section (18)

(a) The main living areas within dwellings are oriented between 30 degrees west to 90 degrees east of due north.

(b) Dwellings are sited, designed and constructed with windows—

(i) to face a court or other outdoor space open to the sky, or an open verandah; or

(ii) to be placed not less than a horizontal distance of 1.5m from any facing building.

(c) Any wall situated opposite an existing habitable room window is setback from that window by a minimum distance of half the height of that wall.

(d) Eaves, with a minimum width of 450mm, are provided to the exterior of all dwellings.

Overshadowing and Wind Turbulence

(20) Specific Outcome

The height and placement of buildings is designed to ensure that there is minimal overshadowing and creation of wind turbulence on adjoining properties, particularly where containing public or communal spaces, which would have a detrimental impact upon the amenity of those properties.

NOTE 12.6.4F

(1) The local government may require a wind analysis or a shadow analysis.

(2) Refer to Planning Scheme Policy 2—Information Local Government May Request.

(21) Probable Solution – for sub-section (20)

All ground level, private recreation space areas on the site and adjoining sites affected by shadow from an existing or proposed building are capable of receiving sunlight for a minimum of 4 hours on 21 June.

Recreation Space

(22) Specific Outcomes

(a) Communal recreation space and associated facilities are provided on-site to suit anticipated user needs, taking into account—

(i) the overall housing density;

(ii) the quality and extent of alternative public open space or private recreation space;

(iii) the relationship to other, nearby, recreation or open space areas;

(iv) the need to distinguish communal recreation space clearly from public open space or private recreation space;

(v) the type of activity permitted on the communal recreation space;

(vi) future maintenance requirements;

(vii) the need to maintain the privacy of nearby dwellings; and

(viii) the need for landscaping to enhance a sense of enclosure, while allowing informal surveillance and meeting security needs.

(b) Private recreation space is provided for each dwelling to suit projected user needs by—

(i) being clearly defined for private use;

(ii) being suitable for intended use, with particular regard to slope;

(iii) being directly accessible from a main living area;

(iv) having dimensions capable of accommodating some outdoor recreational needs and some space for service functions; and

(v) taking account of requirements for privacy, security, outlook and maximum year-round use.

(23) Probable Solutions – for sub-section (22)

(a) Recreation space is provided at a rate of—

(i) 45m² for one bedroom in each dwelling; plus

(ii) 15m² for each additional bedroom in each dwelling.

(b) Recreation space may be communal, or private, or a combination thereof.

(c) Communal recreation space—

(i) does not include areas used for driveways, carparking, clothes drying, storage or refuse collection;

(ii) has a minimum dimension of 5 metres;

(iii) where comprising between 10 and 30 dwellings, provides at least one area with a minimum dimension of 10 metres;

(iv) where comprising more than 30 dwellings provides at least one area with a minimum dimension of 20 metres.

(d) Private recreation space, where provided at ground level—

(i) has a minimum area of 35m² with a minimum dimension of 3 metres;

(ii) includes a principal area having—

(A) a minimum area of 16m²;

(B) a slope no greater than 1 in 20 (5%); and

(C) direct access from a living room of the dwelling;

(iii) is oriented between 30 degrees west to 90 degrees east of due north; and

(iv) is screened with a 1.8 metre high wall or screen fence with no gaps along the common boundary to adjoining dwellings or communal areas (see Figure 12.6.1).

(e) Where private recreation space is not provided at ground level, each dwelling has a balcony or verandah with—

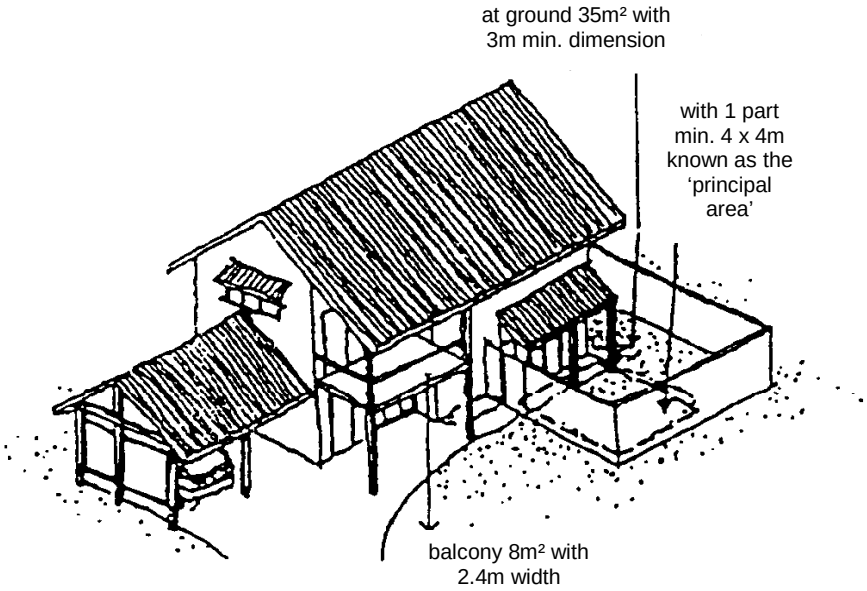
(i) a minimum area of 8m²;

(ii) a minimum dimension of 2.4 metres;

(iii) an orientation between 30 degrees west or 90 degrees east of due north; and

(iv) direct access from a living room of the dwelling (see Figure 12.6.1).

Figure 12.6.1: Private Recreation Space—Consistent Solution



Guidelines for minimum dimensions of private open space, where provided.

Landscaping

(24) **Specific Outcomes**

(a) Landscaping for residential uses is designed and constructed to—

(i) compliment the existing or intended streetscape character and appearance and thereby to assist with the integration of the development into the streetscape;

(ii) an appropriate scale, relative to both the street reserve width and the building bulk;

(iii) be sensitive to site attributes, such as cultural landscapes, natural landform, existing vegetation, views, land capability, availability of water on site, and drainage;

(iv) incorporate significant existing vegetation, where possible;

(v) improve privacy and minimise overlooking into private spaces;

(vi) promote safety and casual surveillance;

(vii) assist in microclimate management and energy conservation and efficiency, with particular regard to maximising summer shade and providing access to winter sunshine for outdoor living and recreation areas and providing protection from winter winds and westerly aspects;

(viii) accommodate stormwater flows and maximise absorptive landscaped areas for on-site infiltration of stormwater;

(ix) integrate and form linkages with parks, reserves and transport corridors;

(x) reinforce desired traffic speed and behaviour;

(xi) enhance opportunities for pedestrian comfort;

(xii) consider lines of sight for pedestrians, cyclists and vehicles;

(xiii) provide attractive and coordinated street furniture and facilities to meet user needs;

(xiv) effectively screen storage and service areas from views from outside the site;

(xv) achieve easy and cost effective maintenance, which is not overly dependent on the city's reticulated water supply and utilises stored rainwater and recycled treated wastewater where practicable; and

(xvi) avoid damage to building foundations and overhead and underground utility services.

(b) Landscaping is designed to promote safety through—

(i) the provision of shade and shelter which encourages the use of public and communal areas; and

(ii) planting which supports informal surveillance and does not obscure doors and windows overlooking public/communal spaces and isolated areas.

(25) **Probable Solutions – for sub-section (24)**

(a) Buildings on stumps/piers are provided in preference to slab on ground construction, within vegetated areas and on steeply sloping land [i.e. land with a slope greater than 20% (1 in 5)].

(b) Shrubbery and low-level planting associated with footpaths do not exceed 0.5m in height where abutting footpaths.

(c) Trees in vulnerable settings do not have branches below 1.5m.

Fences and Walls

(26) **Specific Outcomes**

(a) Fence types are designed giving consideration to—

(i) the appropriateness of the fence design in its local context;

(ii) the role of the fence;

(iii) the definition of the property boundary;

(iv) uses on the site and on adjoining sites;

(v) existing or planned lighting and landscaping; and

(vi) site security and access identification and restriction.

(b) Front fences and walls—

(i) enable some outlook from buildings to the street for safety and surveillance;

(ii) assist in highlighting entrances and in creating a sense of community identity within the streetscape;

(iii) are designed and detailed to provide visual interest to the streetscape;

(iv) comprise materials and colours compatible with the buildings and landscaping on site, and with attractive visual examples of fences and walls in the streetscape to offer a sense of continuity; and

(v) are compatible with facilities in the street frontage area, such as mail boxes and garbage collection areas.

(c) Retaining walls are terraced and landscaped, or otherwise detailed, to be visually attractive and not to appear to be overbearing.

(27) Probable Solutions – for sub-section (26)

(a) Front fences and walls have a maximum height of—

(i) 1.2m high if of solid appearance; and

(ii) 1.8m high if the fence has openings or materials which make it not less than 30% transparent.

(b) Fences do not exceed 10 m in length without some form of articulation or detailing (e.g. a gateway or recessed garden) to provide visual interest.

Footpaths

(28) Specific Outcomes

(a) Footpaths are designed and constructed to—

(i) provide safe and convenient access to dwellings and communal facilities;

(ii) discourage use of the site as a pedestrian through-route for non-residents; and

(iii) provide privacy to interior dwelling spaces and private recreation space from passersby.

(b) All footpaths have a hard and non-slip surface and are well drained.

(29) Probable Solutions – for sub-section (28)

(a) Where the development involves up to 20 dwellings the sealed carriageway within the internal driveway may be used to provide pedestrian access to the dwellings.

(b) Where the development involves more than 20 dwellings, pedestrian access to each dwelling is provided by a minimum 1.5m wide footpath which is separate to, but may adjoin, an internal driveway.

Paving Materials and Street Furniture

(30) Specific Outcomes

The materials and colours used for footpath paving and street furniture are consistent with those identified in the local government's adopted standards.

Safety and Security

(31) Specific Outcomes

(a) Overall Design/Legibility

(i) Uses and works are designed and managed to ensure that users are aware of how to safely gain access to, around and within the premises, with a particular emphasis on vulnerable groups, vulnerable elements and vulnerable settings.

(ii) The design increases people's awareness of their environment and potential risks to their safety.

(iii) The design promotes the use, construction and maintenance of an urban environment which is user friendly and safe to live and move in at any time of day or night.

(iv) Where possible, the use or works improves the opportunities to be seen through reduction in isolation, improved mix and intensity of land use and increased legitimate use of spaces.

(v) Buildings, spaces and infrastructure are designed to assist legibility (i.e. orientation and navigation through a site or area) reducing the need to depend on signs in order for a person to find their way around.

(vi) The layout minimises the potential for crime, vandalism and fear and enhances personal safety and the individual's perception of personal safety.

(vii) An easy to understand pedestrian network is provided so that people can easily find their way through, and connections to, important destinations.

(viii) The design of areas, buildings, accessways and spaces enables people to find building entrances and exits as well as services such as public transport, phones and public toilets without undue signage.

(b) Surveillance and Sightlines

(i) The development provides unimpeded sightlines, particularly along pedestrian/bicycle routes.

(ii) The development encourages informal surveillance from surrounding buildings and land uses.

(iii) Front fences and walls enable some outlook from buildings to the street to achieve safety and surveillance.

(iv) Visibility is provided into spaces where risk to personal safety is perceived to be high, including stairwells, elevators, car parks, lobby entrances and bicycle parking facilities.

(v) The design of the use or works avoids—

(A) 'blind' corners (including on stairs, in corridors or other situations where movement can be predicted);

(B) sudden changes of grade on pathways which reduce sightlines;

(C) concealment points (unless they can be secured after hours); and

(D) pedestrian tunnels, excepting that where unimpeded sightlines or the absence of concealment points cannot be reasonably achieved, hardware (such as security mirrors) and good lighting is provided to restore visibility.

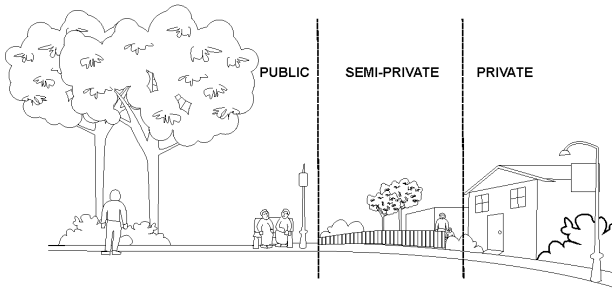
(vi) All barriers (including landscaping features) along principal bicycle and pedestrian routes are visually permeable (i.e. can be easily seen through) to reduce concealment points.

(vii) Windows, verandahs, balconies and activities in buildings are directed to overlook pedestrian routes, open space areas and carparks.

(c) Clear Definition of Ownership/Boundaries

(i) Uses and works are designed and constructed to clearly define ownership, boundaries and legitimate use of private, semi-private and public/communal space (see Figure 12.6.2).

Figure 12.6.2: Delineation of Ownership and Legitimate Use



(ii) Landscaping, building features, changes of level and low to medium height fencing are used to delineate ownership boundaries.

(iii) Street names and building identification (e.g. numbers) are clearly displayed using reflective materials, with numbers clearly located on the kerb, and building frontage.

(d) Concealment Reduction

(i) Potential concealment points adjacent to main pedestrian routes are eliminated.

(ii) Where a concealment point is unavoidable, aids to visibility such as convex mirrors and good lighting are provided.

(iii) The design of the development avoids the creation of concealment points such as—

(A) dark areas adjacent to a main/designated pedestrian route;

(B) dead-end alleyways; and

(C) areas that are isolated after dark.

(iv) Security lighting is provided along principal movement routes, in building entrances, site entries, car parking areas and other movement areas used after dark.

(v) Access to loading docks, storage areas and other restricted areas is controlled by—

(A) solid, secure materials; and

(B) locking the facilities after hours.

(e) Streetscape Design

(i) Streetscape design—

(A) creates safe public places;

(B) encourages pedestrian flow; and

(C) designates safe resting places.

(ii) Paving materials, surfaces and spaces are free of trip hazards and obstructions for the safe movement of the elderly and people with mobility difficulties.

(iii) Where appropriate, street furniture is provided which—

(A) does not obscure the views of users, obstruct sightlines along the street, or provide opportunities for concealment; and

(B) provides shade and encourages use and informal surveillance.

(f) Building Design for Public Safety

(i) Building design removes, as much as is possible, the opportunity and incentive to commit crime and improves personal perception and the physical reality of a useable, comfortable and safe environment.

(ii) Buildings are designed and constructed, including through the location of windows, verandahs and balconies and the location of habitable rooms to support informal surveillance of the street reserve, nearby open space and other vulnerable areas.

(iii) Building entrances are designed so that they—

(A) are clearly defined;

(B) well lit and face the street;

(C) do not create concealment points; and

(D) provide clear sightlines from the building foyer so that occupants can see outside before leaving the building.

(iv) Ramps and elevator entrances are provided in areas which are not isolated.

(v) Windows at street level, are secured.

(vi) Buildings are designed to minimise access between roof, balconies and windows of adjoining dwellings.

NOTE 12.6.4G

Security measures should be incorporated into the design of buildings and sites but should not be overt in creating a 'fortress-like' appearance.

(32) Probable Solutions – for sub-section (31)(b)

(a) No blank building facade is presented to any street frontage.

(b) Front fences and walls are no more than 1.2 metre high if solid, or up to 1.8m high if the fence has openings or materials which make it not less than 30% transparent.

Carparking and Vehicular Access

(33) Specific Outcomes

(a) The site has vehicle access from a street or road with adequate capacity for the traffic volumes expected to be generated.

(b) Garages, carports and other parking structures are sited and designed so as not to dominate the street frontage.

(c) Garages, carports and other parking structures are compatible with the design of the main building(s) on site, particularly in terms of materials, detailing, colours and roof form.

(d) Open car parking areas (including visitor parking) are not located between the building and the street alignment, unless softened with landscaping or some other appropriate form of low screening.

(e) Access points and driveways avoid existing street trees, as well as mature or significant vegetation on site.

(f) The visual impact of driveways and open parking areas is reduced through the appropriate use of tints, textures, gravel or pavers.

(g) Large expanses of bitumen and concrete are avoided.

(h) The prominence of driveway and carpark access into sites is minimised through limiting the width and number of driveways.

(i) Shared driveways are utilised, where possible, to reduce the visual impact on the streetscape of large expanses of driveway crossovers.

(j) The paving apron and turning area is kept to the minimum area necessary.

NOTE 12.6.4H

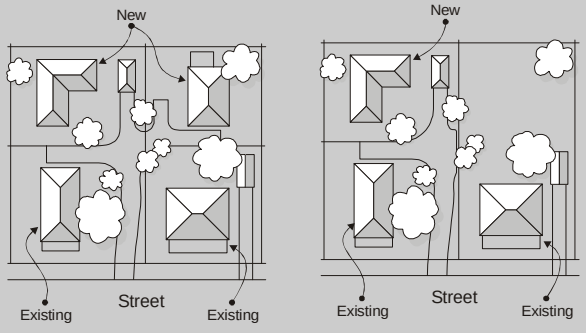
Shared Driveways

(1) Where possible, development should utilise shared driveways.

(2) Preferred Solution—

A small unit development at the rear of existing dwellings, designed to allow shared use of a common driveway.

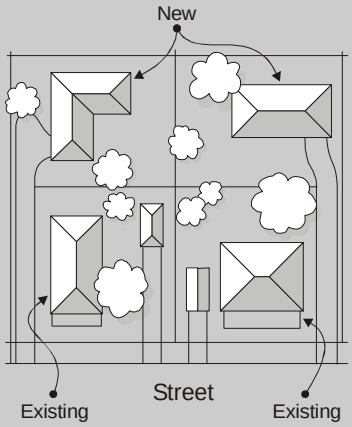
Figure 12.6.3: Shared Driveways—Consistent Solution



(3) Inconsistent Solution—

Four separate driveways serving four dwellings.

Figure 12.6.4: Separate Driveways—Inconsistent Solution



(34) Probable Solutions – for sub-section (33)

(a) Where the development involves 12 or more dwellings direct vehicular access is obtained from a public road with a sealed carriageway of not less than 7.5 metres in width.

(b) The minimum pavement widths for those sections of internal driveways which do not provide direct access to parking spaces (i.e. including driveway entries and cross overs from a street reserve) are—

(i) 3 metres for up to 12 dwellings; and

(ii) 5.6 metres for more than 12 dwellings.

(c) Internal driveways, and in particular open car parking spaces, are of a non-bituminous appearance to enhance the visual amenity on the site and to differentiate between internal driveways and public roads.

(d) The minimum boundary setback for any carport or garage is—

(i) six (6) metres from any road boundary; and

(ii) 1.5 metres from any other site boundary.

(e) The minimum setback for any open car parking space is—

(i) three (3) metres from any road boundary;

(ii) 1.5 metres from any other site boundary; and

(iii) 1.5 metres from any residential building on site.

(f) Visitor car parking is provided—

(i) in discrete areas with small clusters of no more than five (5) spaces;

(ii) at regular intervals in the internal driveway system; and

(iii) within easy walking distance (i.e. 50 metres) of each dwelling.

NOTE 12.6.4I

Refer to the Parking Code (Part 12, division 9) which sets out the detailed provisions for the design and construction of Parking Areas and Parking Structures.

Service Facilities

(35) Specific Outcomes

Provision is made for refuse collection and storage areas, laundry and clothes drying facilities, mail boxes and external storage facilities, which are—

(a) of useable size;

(b) suitably located for convenient use; and

(c) designed to be visually attractive or screened.

(36) Probable Solutions – for sub-section (35)

(a) A mail box structure—

(i) is provided adjacent to the street frontage alignment of the main pedestrian access to the site; and

(ii) includes, where the development involves more than one dwelling, one lockable mail box per dwelling, plus one additional mail box for use by a body corporate or management entity.

(b) Each dwelling is provided with its own laundry and clothes drying facilities, or alternatively communal facilities are provided within 50 metres of each dwelling.

(c) Each dwelling is provided with a secure storage area, of at least three cubic metres, which is capable of being accessed from the exterior of the dwelling.

(d) The external storage area may form part of a garage or carport, but not a laundry.

Fire Fighting

(37) Specific Outcomes

Residential uses are designed with adequate water supply and access for fire fighting purposes.

(38) Probable Solution for Sub-Section (37)

(a) All dwellings are located within the fire appliance access distances shown in Diagram A below; or

(b) (i) The water supply service to the development is sized for the provision of fire fighting flows via hydrants and a metered bypass across a check valve in accordance with AS2419.1, such that new fire hydrants are installed to enable all dwellings to achieve the fire appliance access distances shown in Diagram A below; and

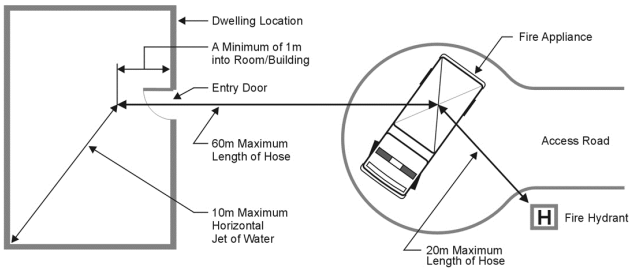
(ii) vehicular access, through the site is via—

(A) a minimum 3 metre wide concrete driveway;

(B) with a minimum 3 metres in horizontal clearance and 4.5 metres in vertical clearance; and

(C) with a sufficient hard stand turnaround area or through route configuration to enable fire fighting vehicles to enter and leave the site in a forward gear.

Diagram A



12.6.5 Effects of Development – Specific Residential Uses

(1) BOARDING HOUSES (NON-SELF CONTAINED ACCOMMODATION)

Kitchen and Dining Facilities and Indoor Recreation Space

(a) Specific Outcomes

Kitchen and Dining Facilities and Indoor Recreation Space are—

(i) provided on site for the use of all residents; and

(ii) conveniently accessible to all bedrooms.

(b) Probable Solutions – for sub-section (1)(a)

(i) A communal kitchen and separate communal dining facilities are provided within 50 metres of all bedrooms.

(ii) An indoor recreation space or lounge area furnished with recreation equipment is provided within 50 metres of all bedrooms.

Outdoor Communal Recreation Space

(c) Specific Outcomes

Outdoor Communal Recreation Space and associated facilities are provided on site to meet anticipated user needs, taking into account—

(i) the overall housing density;

(ii) the quality and extent of alternative public open space or private recreation space;

(iii) the relationship to other, nearby, recreation or open space areas;

(iv) the need to distinguish communal open space clearly from public open space or private recreation space;

(v) the type of activity permitted on the communal recreation space;

(vi) future maintenance requirements;

(vii) the need to maintain the privacy and amenity of nearby dwellings; and

(viii) the need for landscaping to enhance a sense of enclosure, while allowing informal surveillance and meeting security needs.

(d) Probable Solutions – for sub-section (1)(c)

The communal recreation space—

(i) is provided at a minimum rate of 30m^2 per bedroom;

(ii) has minimum dimensions of five (5) metres;

(iii) does not include areas used for driveways, car parking, clothes drying, storage or refuse collection.

(2) CARAVAN PARKS AND RELOCATABLE HOMES PARKS

(a) Specific Outcomes

Caravan Parks and Relocatable Home Parks are located, designed and operated in a manner which provides a pleasant and safe environment for residents and visitors.

(b) Probable Solution – for sub-section (2)(a)

Compliance with the performance criteria and acceptable solutions contained within the following sections of the *"Guidelines on Good Design for Caravan Parks and Relocatable Homes Parks" (Second Edition) 1997*, produced by the Queensland Department of Local Government and Planning—

(i) Section 2 – "Residential Park Location";

(ii) Section 3 – "Residential Park Design";

(iii) Section 4 – "Residential Park Services and Facilities";

(iv) Section 5 – "Residential Park Infrastructure"; and

(v) Section 6 – "Park Operation".

(3) CARETAKER RESIDENTIAL

(a) Specific Outcome

The premises are—

(i) Used for bona fide caretaker purposes relating to the security, maintenance or management of on site buildings or activities; and

(ii) provided with recreation space that is useable, adequately screened from the primary activities on the site, and directly accessible from the caretaker's dwelling.

(b) Probable Solutions – for sub-section (3)(a)

The caretaker's premises—

(i) is occupied only by the proprietor, manager or caretaker, together with any immediate family of that person;

(ii) has a gross floor area of not more than 200m^2 ;

(iii) does not have a land title separate from the balance area of the site; and

(iv) is provided with recreation space which meets the criteria set out in section 12.6.4 (23) of this division.

(4) DISPLAY HOUSING AND TEMPORARY SALES OFFICE

Building Aesthetics and Function

(a) Specific Outcomes

(i) The style, scale and height of the Display Housing or Temporary Sales Office is consistent with the planning scheme provisions for the relevant zone, and the intended character for the surrounding area.

(ii) The building style of the Display Housing maintains a residential character.

Landscape Works

(b) Specific Outcomes

(i) The Display Housing or Temporary Sales Office is suitably screened and landscaped in relation to adjoining land.

(ii) The landscaping is compatible with the intended character of the surrounding area.

(c) Probable Solution – for sub-section (4)(b)

A minimum 1.8 m high solid wall or fence (with no gaps) is provided between the Display Housing or Temporary Sales Office and adjoining residential properties.

Advertising Signs

(d) Specific Outcomes

Display Housing or Temporary Sales Office signs are compatible with development in the locality.

(e) Probable Solutions – for sub-section (4)(d)

(i) Advertising devices do not exceed a total display area of $3m^2$ for the Display Housing or Temporary Sales Office.

(ii) There is no use of bunting, flashing, animated or rotating signs or floodlighting.

Location and Future Use

(f) Specific Outcomes

(i) A Temporary Sales Office services one specific land development project.

(ii) Display Housing is capable of reverting to residential uses consistent with the locality.

(g) Probable Solutions – for sub-section (4)(g)

(i) The Temporary Sales Office is co-located with the land development project it promotes.

(ii) The use of premises for Display Housing or Temporary Sales Office is discontinued within two years from the commencement of the use.

Operational Effects

(h) Specific Outcomes

(i) The number of persons employed on site does not cause a significant impact on nearby land.

(ii) The hours of operation of the Display Housing or Temporary Sales Office does not significantly adversely affect the amenity of nearby residents.

(i) Probable Solutions – for sub-section (4)(h)

(i) No more than two (2) employees are engaged in the operation of the use at any one time.

(ii) The use does not operate between 6.00 p.m. and 9.00 a.m. on any day.

(5) DUAL OCCUPANCY

(a) Specific Outcomes

Dual Occupancy uses and works—

(i) are of a similar scale and height to surrounding buildings;

(ii) remain unobtrusive in predominantly low density residential areas;

(iii) are located on sites that are of sufficient size, dimensions and land quality to cater for their particular requirements;

(iv) are designed to be compatible with the character of the area in which they are located, with particular regard to roof materials, pitch and form and wall cladding on existing buildings on the subject land and on adjoining land; and

(v) are designed to promote privacy between dwellings.

(b) Probable Solutions – for sub-section (5)(a)

(i) Sites used for a dual occupancy have—

(A) a minimum area of 800m²; and

(B) a maximum ratio of depth to width of 3:1.

(ii) Each dwelling within a dual occupancy has a separate entry at ground level.

NOTE 12.6.4J

(1) Council may relax any of the development standards for dual occupancies which are used to accommodate relatives or aged or infirm persons.

(2) For locations without a reticulated water supply or sewerage system, evidence will need to be provided that—

(a) the size and configuration of the proposed lot is sufficient to contain the dual occupancy and to properly dispose of waste water from the development; and

(b) there is a suitable water supply in terms of quality and quantity to cater for the dual occupancy.

(3) Where land is used for the purpose of a Dual Occupancy Dwelling, to accommodate relatives or aged or infirm persons, or on rural property, the Local Government will not issue a Certificate of Approval of a proposed Building Units or Group Titles Plan (within the meaning of the BCCM Act) in respect of that land.

(6) MOTELS

Site Suitability

(a) Specific Outcomes

(i) The motel is located to service the needs of intended users and to be compatible with adjoining uses—

(A) such that the existing or future residential amenity of the locality is maintained;

(B) to enable convenient and safe vehicle access to the motel;

(C) such that motel units are positioned away from, or buffered from any incompatible uses; and

(D) in locations which are convenient to business areas, tourist facilities or routes used by tourists or travellers.

(ii) The site has an area and dimensions which is able to accommodate—

(A) the siting and construction of buildings;

(B) the provision of open space and vehicle access and parking; and

(C) other associated uses and facilities.

(b) Probable Solutions – for sub-section (6)(a)(i)

(i) The site has an area of 2 000 m² or more.

(ii) The site has as a minimum frontage of 30m.

(iii) The site is situated within 50m of a Designated Road.

Building Setbacks

(c) Specific Outcomes

(i) All motel buildings are sited and designed to be visually compatible with adjoining buildings in order to achieve a cohesive streetscape appearance, including—

(A) building heights similar to those in the adjoining streetscape, with higher buildings or parts of buildings sited back from the street; and

(B) in residential areas, setbacks that are progressively increased as wall heights increase to reduce visual bulk when viewed from the street and adjoining property.

(ii) Where any motel is situated within a residential area, all buildings are setback from side and rear boundaries and appropriately oriented to protect the privacy and amenity of nearby residences.

(iii) Motels are setback from the street in such a way that—

(A) allowance is made for efficient use of the site;

(B) landscaping is able to be provided at the front of the site; and

(C) any residents on adjoining land are provided with an adequate sense of visual and acoustic privacy.

Amenity Issues

(d) Specific Outcomes

(i) All buildings, facilities and vehicle manoeuvring and parking areas are designed and located to minimise the extent of noise generated beyond the site boundaries such that the noise levels are not a nuisance to nearby land uses.

(ii) Where any motel building is sited adjacent to residential land, the privacy of residential activity is maintained by avoiding direct overlooking of the main living areas of adjoining residential land.

(iii) On-site landscaping is provided which enhances the appearance of the site from the street and assists in buffering surrounding residential land.

(iv) Lighting on buildings, signs and the site is designed and located to minimise glare and light spill into any nearby residential buildings or public use areas.

(v) All public use areas (e.g. reception areas, restaurants, convention or meeting facilities, pools and the like), vehicle parking areas, driveways, plant and equipment are—

(A) orientated away from and located as far away as possible from residential buildings on adjoining land; and

(B) noise attenuated.

On Site Facilities

(e) Specific Outcome

Motels provide on-site facilities to meet the safety and domestic needs of visitors.

(f) Probable Solution – for sub-section (6)(e)

The motel development has—

(i) a fully self-contained, permanent manager's residence on the site; and

(ii) laundry facilities including separate rooms for washing and ironing, clothes lines or mechanical dryers.

Landscaping

(g) Specific Outcomes

Landscaping is provided around the motel to integrate the development into its surroundings, provide buffering and privacy screening and to reduce any negative impacts.

(h) Probable Solution – for sub-section (6)(g)

On-site landscaping areas are provided—

(i) with an area of $10m^2$ per habitable room;

(ii) comprising not less than 30% of the total area of the site; and

(iii) with at least 50% being in one principal location with a maximum depth to width ratio of 2:1.

(7) RETIREMENT COMMUNITY, NURSING HOME AND INSTITUTIONAL RESIDENTIAL

NOTE 12.6.4K

(1) Levels of care offered or potentially available to residents will need to be clarified prior to development proceeding.

(2) All relevant licences and legislative approvals will need to be obtained and complied with.

Community Identity

(a) Specific Outcomes

(i) Uses are designed to create small clusters of dwellings to facilitate a strong 'sense of community' and to enhance security and casual surveillance.

(ii) Individual developments are integrated into the wider community.

(b) Probable Solutions – for sub-section (7)(a)

(i) Dwellings are designed and constructed within identifiable clusters of not more than 20 dwellings, relating to discrete landscaped areas.

(ii) No more than 200 dwellings (whether self contained or otherwise) are provided within one overall development.

Recreation Space

(c) Specific Outcomes

Recreation Space and associated facilities are provided on site to suit anticipated user needs, taking into account—

(i) the overall housing density;

(ii) the quality and extent of alternative public open space or private recreation space;

(iii) the relationship to other, nearby, recreation or open space areas;

(iv) the need to distinguish communal recreation space clearly from public open space or private recreation space;

(v) the type of activity permitted on the communal recreation space;

(vi) future maintenance requirements;

(vii) the need to maintain the privacy and amenity of nearby dwellings; and

(viii) the need for landscaping to enhance a sense of enclosure, while allowing informal surveillance and meeting security needs.

(d) Probable Solutions – for sub-section (7)(c)

(i) Where the development provides self contained accommodation, recreation space is provided as set out in section 12.6.4(23) of this division.

(ii) Where the development provides for non-self contained accommodation, recreation space is provided as set out in section 12.6.5(1)(d) of this division.

Kitchen and Dining Facilities and Indoor Recreation Space for Non-Self Contained Accommodation

(e) Specific Outcomes

Kitchen and Dining Facilities and Indoor Recreation Space are—

(i) provided on site for the use of all residents; and

(ii) conveniently accessible to all bedrooms.

(f) Probable Solutions – for sub-section (7)(e)

(i) A communal kitchen and separate communal dining facilities are provided within 50 metres of all bedrooms.

(ii) An indoor recreation space or lounge area containing a colour TV is provided within 50 metres of all bedrooms.

Site Gradients

(g) Specific Outcome

Site gradients facilitate movement by elderly people and people with disabilities.

(h) Probable Solutions – for sub-section (7)(g)

(i) Site gradients are between 1:8 and 1:12.

(ii) Ramp gradients are 1:14 or less.

NOTE 12.6.4L

Consideration should also be given to off site access to footpaths and public transport.

Access to Dwellings

(i) Specific Outcome

Individual, secure access is provided to each dwelling.

(j) Probable Solutions – for sub-section (7)(i)

(i) Each dwelling, whether self-contained or otherwise, has ground level entry.

(ii) Where self-contained units are proposed, separate private entrances are provided.

(iii) Where access is via a shared walkway or passage, no more than five (5) dwellings open off that walkway or passage.

NOTE 12.6.4M

Where (j)(ii) above is not feasible, access to private entrances may be via a shared entry, where overlooking of habitable rooms is prevented by the location of screen walls or the location of windows above eye level (i.e. 1.6 metres from the floor).

Pathways, Driveways and Parking Areas

(k) Specific Outcomes

(i) Internal driveways are designed to—

(A) accommodate use by service and emergency vehicles; and

(B) discourage speeds in excess of 20km/hr.

(ii) Passenger drop off and pick up areas are—

(A) conveniently located and distributed throughout the site;

(B) linked to individual clusters of dwellings; and

(C) designed for ease of use by people with disabilities.

(iii) Pedestrian pathways are provided—

(A) linking all dwellings with on site facilities;

(B) with a clear and legible route to external access points; and

(C) where possible, to avoid the use of driveway surfaces.

NOTE 12.6.4N

Site Management, Supervision and Support

(1) Retirement communities, nursing homes and institutional residences should maintain effective management, supervision (where necessary) and support for both on-site residents and to respond promptly to any issues involving complaints from nearby residents.

(2) Suitably qualified and experienced staff should be maintained on site on a continuous basis to—

(a) provide effective supervision (where necessary, particularly in the case of an institutional residential use); and

(b) provide effective care and support; and

(c) deal with emergencies.

(8) SINGLE RESIDENTIAL (DETACHED HOUSES)

(a) Specific Outcomes, Probable Solutions and Acceptable Solutions

(i) The specific outcomes sought for Single Residential Uses on lots 450m² or more in area are set out in column 1 of Table 12.6.1 and the acceptable solutions (if self assessable) and the probable solutions (if code assessable) are set out in column 2 of Table 12.6.1.

(ii) The specific outcomes sought for Single Residential Uses on lots under 450m² in area are set out in column 1 of Table 12.6.2 and the probable solutions are set out in column 2 of Table 12.6.2.

Table 12.6.1: Specific Outcomes, Acceptable Solutions and Probable Solutions for Single Residential Uses on Lots 450m² or more in area.

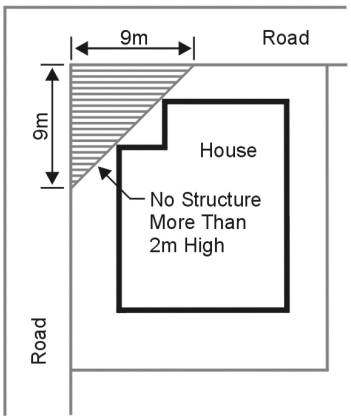
<table>
<tr><th>Column 1
Specific Outcomes</th><th>Column 2
Acceptable/Probable Solutions</th></tr>
<tr><td>Design and Siting of Buildings and Structures
(1) The location of a building or structure facilitates an acceptable streetscape, appropriate for—
(a) the bulk of the building or structure; and
(b) the road boundary setbacks of neighbouring buildings or structures; and
(c) the outlook and views of neighbouring residents; and;
(d) the physical characteristics of the site and its surrounds; and;
(e) nuisance and safety to the public.
Diagram A
 
</td><td>Design and Siting of Buildings and Structures
(1) (a) There are no requirements for structures, other than swimming pools, less than 1m above natural ground.
(b) For a dwelling, garage or a carport the minimum road setback is 6m.
(c) No building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages (Refer to Diagram A).
(d) For open carports, the minimum road setback may be less than required by (1)(b) or (c) above if—
(i) the maximum width of the carport does not exceed 3m, excluding an eaves overhang of 600mm maximum; and
(ii) the building height of the carport does not exceed 4.5m.
(e) For structures the minimum road setbacks are as for (1)(b), (c), and (d) above, except for—
(i) swimming pools where the minimum distance from the water to the road frontage is—
(A) where the vertical distance to the coping above the finished ground level is not more that 1.2m – a setback of 1.5m; or
(B) where a solid wall at least 1.5m high above the coping is constructed between the water and the road frontage – no setback requirement; and
(ii) screens/fences not more than 2m high; and
(iii) roofed gatehouses and arches having—
(A) a maximum area of 4m²; and
(B) not more than 2m wide elevation to the street; and
(C) not more than 3m in height.</td></tr>
<tr><td>(2) Buildings and structures—
(a) provide adequate daylight and ventilation to habitable rooms; and
(b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and
(c) are compatible with the physical characteristics of the site and its surrounds.
Table A
<table>
<tr><th rowspan="2">Road Frontage (in metres)</th><th colspan="2">Side and Rear Boundary Clearances
Building Height (in metres)</th></tr>
<tr><th>4.5 or less</th><th>4.5 to 7.5</th></tr>
<tr><td>14.501 — 15.000</td><td>1.425</td><td>1.900</td></tr>
<tr><td>14.001 — 14.500</td><td>1.350</td><td>1.800</td></tr>
<tr><td>13.501 — 14.000</td><td>1.275</td><td>1.700</td></tr>
<tr><td>13.001 — 13.500</td><td>1.200</td><td>1.600</td></tr>
<tr><td>12.501 — 13.000</td><td>1.125</td><td>1.500</td></tr>
<tr><td>12.001 — 12.500</td><td>1.050</td><td>1.400</td></tr>
<tr><td>11.501 — 12.000</td><td>0.975</td><td>1.300</td></tr>
<tr><td>11.001 — 11.500</td><td>09.00</td><td>1.200</td></tr>
<tr><td>10.501 — 11.000</td><td>0.825</td><td>1.100</td></tr>
<tr><td>10.500 or less</td><td>0.750</td><td>1.000</td></tr>
</table></td><td>(2) (a) There are no requirements for structures, other than swimming pools, less than 1m above natural ground.
(b) The side and rear boundary clearance for a part of the building or structure on a lot with a road frontage greater than 15m is—
(i) where the height of that part is 4.5m or less -1.5m; and
(ii) where the height of that part is greater than 4.5m but not more that 7.5m – 2m; and
(iii) where the height is greater than 7.5m – 2m plus 0.5m for every 3m or part exceeding 7.5m.
(c) For a rectangular or near rectrangular narrow lot with a 15m or less frontage, the minimum side and rear setbacks for that part are—
(i) where the height is not more than 7.5m – in accordance with Table A; and
(ii) where the height is more than 7.5m – 2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m.</td></tr>
</table>

Table 12.6.1 continued

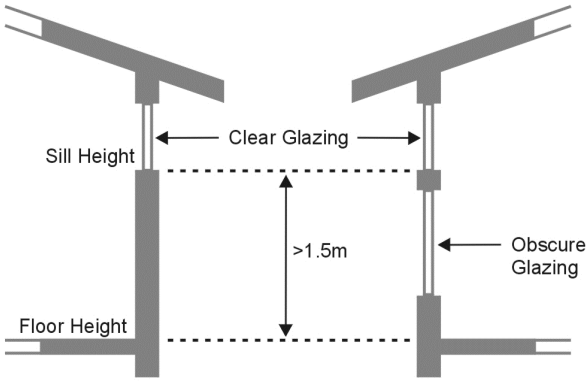
Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
	(d) Structures may be exempted from (2)(b) and (c) above, where— (i) a screen or fence is not more than 2m high; or (ii) a pergola or other structure which is— (A) not enclosed by walls or roofed; and (B) not more than 2.4m in height at the boundary; and (B) primarily ornamental or for horticultural purposes. (e) Class 10a buildings or parts of class 10a buildings may be within the boundary clearances nominated in (2)(b) and (c) above, where— (i) the height of a part within the boundary clearance is not more than 4.5m and has a mean height of not more than 3.5m; and (ii) the total length of all buildings or parts of buildings, within the boundary clearance is not more than 9m along any one boundary; and (iii) the class 10a buildings or parts of class 10a buildings within the boundary clearance are located no closer than 0.9m to a window in a habitable room of a dwelling on an adjoining lot. (f) Rainwater tanks may be within the boundary clearances nominated in (2)(b) and (2)(c) above, where— (i) their height above natural ground level does not exceed 3m; and (ii) the diameter of any circular type tanks does not exceed 3.5m, or, if the tank is not circular in nature, no side of the tank facing the boundary line is longer than 5m.
(3) Adequate open space is provided for recreation, service facilities and landscaping.	**(3)** The maximum area covered by all buildings and structures roofed with impervious materials, does not— (a) exceed 60% of the lot area for lots 600m² or less in area; or (b) exceeds 50% of the lot area for lots greater than 600m² in area.
(4) The height of a building is not to unduly— (a) overshadow adjoining houses; and (b) obstruct the outlook from adjoining lots.	**(4)** For lot slopes— (a) up to 15%, the building height is not more than 8.5m; and (b) of 15% or more, the building height is not more than 10m.
(5) Buildings are sited and designed to provide adequate visual privacy for neighbours. **Diagram B**  Window Openings for Visual Privacy	**(5)** Where the distance separating a window or balcony of a Class 1 building from the side or rear boundary is less than 1.5m— (a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or (b) a window has a sill height more than 1.5m above the adjacent floor level; or (c) a window has obscure glazing below 1.5m (Refer to Diagram B).

Table 12.6.1 continued

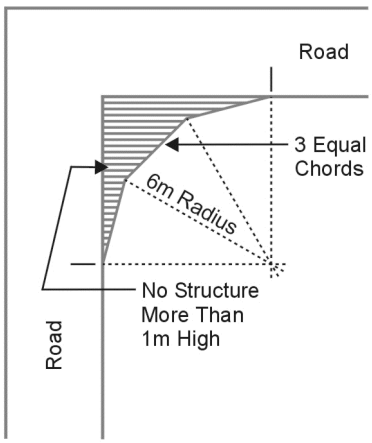
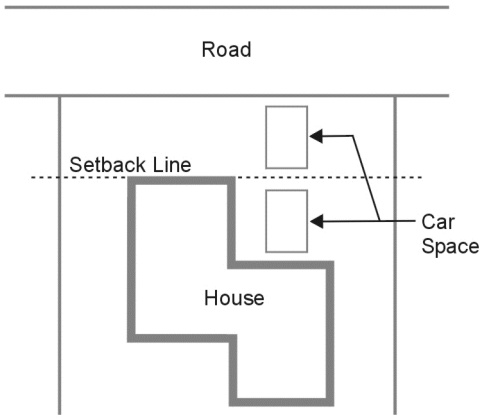
Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
(6) The location of a building or structure facilitates normal building maintenance.	**(6)** (a) A wall which is 1m or more above natural ground, is— (i) set back a minimum of 750mm from the side or rear boundary; or (ii) where less than 750mm to the boundary, maintenance free. (b) There are no requirements for structures, other than swimming pools, less than 1m above natural ground. **NOTE 1** Examples of maintenance free— (1) Unpainted or untreated masonry. (2) Prefinished steel sheeting.
(7) The size and location of structures on corner sites provide for adequate sight lines. **Diagram C**  	**(7)** Fences, screens, retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the 2 road frontages (Refer to Diagram C).
On Site Car Parking **(8)** Sufficient space is provided for on-site carparking to satisfy the projected needs of residents and visitors, whilst having regard to— (a) the availability of public transport; and (b) the availability of on-street parking; and (c) the desirability of on-street parking in respect to the streetscape; and (d) the likely parking needs of residents. **Diagram D**  	**On Site Car Parking** **(8)** (a) Space is provided for parking two vehicles on the lot. (b) Space allocated for uncovered parking is a minimum of 4.9m by 2.6m wide per vehicle. (c) Car Parking spaces maybe in tandem, provided one space is behind the road setback required under (1) above (see Diagram D).

Table 12.6.1 continued

Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
(9) Dwellings are provided with physical access and connection to a constructed road.	**(9)** The lot has physical access to a sealed road or a 'constructed road on the maintenance list'.
(10) Dwellings are provided with, either on site, or via connection to an external network— (a) a potable water supply; (b) effluent treatment and disposal; (c) solid waste storage and disposal; (d) stormwater drainage; and (e) power generation.	**(10)** (a) The lot is connected to a reticulated sewerage network or is capable of providing for on site effluent treatment and disposal in accordance with the Standard Sewerage Law and the On Site Sewerage Code. (b) Where the land is situated within a Residential Zone, the lot is connected to a reticulated water supply network. (c) The lot is connected to a reticulated electricity network.

Table 12.6.2: Specific Outcomes, Acceptable Solutions and Probable Solutions for Single Residential Uses on Lots under 450m² in area.

Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions

Design and Siting of Buildings and Structures

(1) The location of a building or structure facilitates an acceptable streetscape, appropriate for—

(a) the bulk of the building or structure; and

(b) the road boundary setbacks of neighbouring buildings or structures; and

(c) the outlook and views of neighbouring residents; and;

(d) the physical characteristics of the site and its surrounds; and;

(e) nuisance and safety to the public.

Diagram A

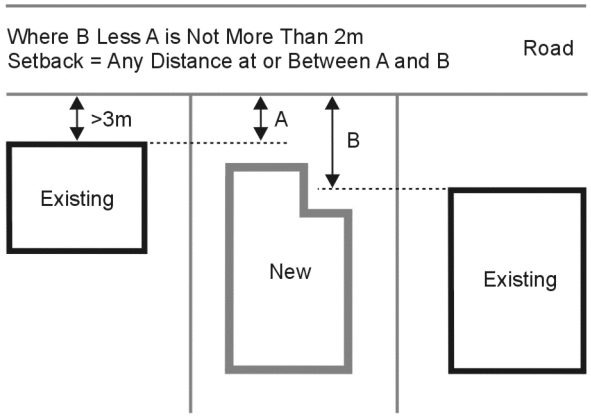
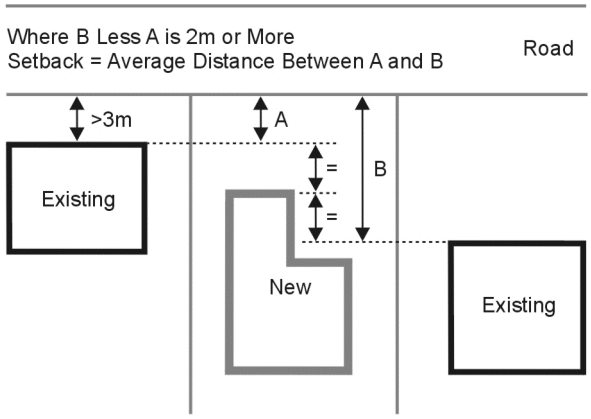


Diagram B



Design and Siting of Buildings and Structures

(1) (a) There are no requirements for structures, other than swimming pools, less than 1m above natural ground.

(b) For a dwelling the minimum road setback is—

(i) as in Table A; or

TABLE A

Street Type	Minimum Setback from Nominated Road Frontage (m)	Minimum setback to Secondary Road Frontage (m)
Access place and Access street	3.0	1.0
Collector street	4.0	2.0

(ii) where there are existing dwellings on both adjoining lots and at least one of the dwellings is setback from the road between 3m and 6m, and the difference between their road setbacks is—

(A) not more than 2m— a distance at or between the two dwellings (See Diagram A); or

(B) more than 2m— the average of the road setbacks of the adjacent dwellings (See Diagram B).

(iii) where buildings on adjoining lots have road setbacks of 3m or less – any distance at or between the setbacks (see Diagram C).

(c) For a garage or carport the minimum road setback is—

(i) as for (1)(b) above; and

(ii) for a rectangular or near rectangular lot, the elevational dimension of openings facing the street is the lesser of 6m or 50% of the street frontage. (See Diagram D).

(d) For a corner lot the minimum road setback is as for (1)(b), and (c) (i) and (ii) above, except no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages (See Diagram E).

(e) For structures, the minimum road setbacks are as for (1)(b), (c), and (d) above, except for—

(i) swimming pools where the minimum distance from the water to the road frontage is—

(A) where the vertical distance to the coping above the finished ground level is not more than 1.2m – a setback of 1.5m; or

(B) where a solid wall at least 1.5m high above the coping is constructed between the water and the road frontage – no requirement.

(ii) screen/fences not more than 2m high; and

(iii) roofed gatehouses and arches having a—

(A) maximum area of 4m²; and

(B) not more than 2m wide elevation to the street; and

(C) not more than 3m in height.

Table 12.6.2 continued

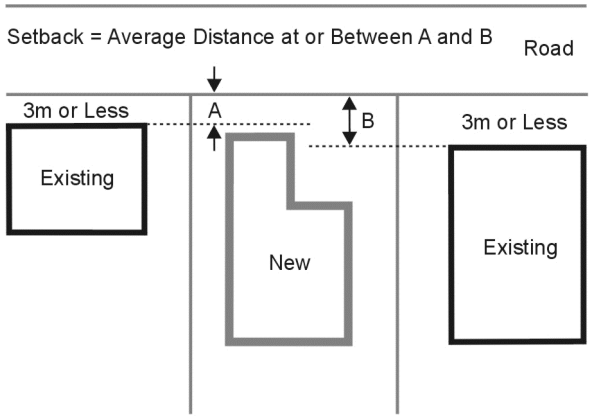
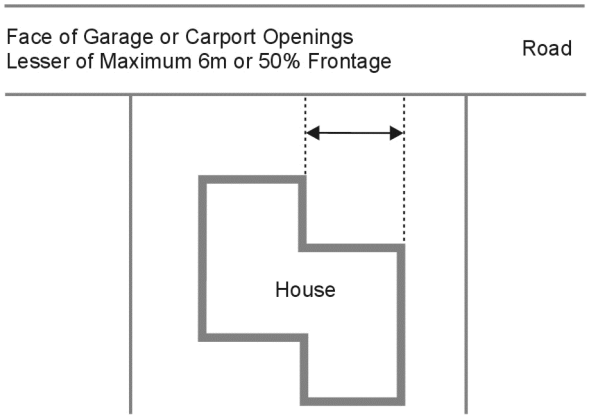
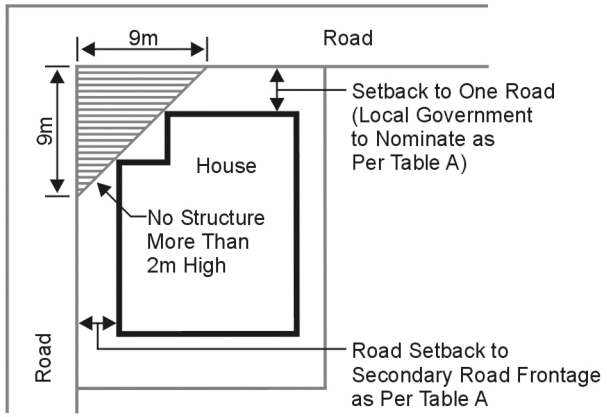
Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
Diagram C  **Diagram D**  **Diagram E**  	

Table 12.6.2 continued

<table>
<tr><th>Column 1
Specific Outcomes</th><th>Column 2
Acceptable/Probable Solutions</th></tr>
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(2) Buildings and structures—

(a) provide adequate daylight and ventilation to habitable rooms; and

(b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots.

Table B

Road Frontage (in metres)	Side and Rear Boundary Clearances	
	Building Height (in metres)	
	4.5 or less	4.5 to 7.5
14.501 — 15.000	1.425	1.900
14.001 — 14.500	1.350	1.800
13.501 — 14.000	1.275	1.700
13.001 — 13.500	1.200	1.600
12.501 — 13.000	1.125	1.500
12.001 — 12.500	1.050	1.400
11.501 — 12.000	0.975	1.300
11.001 — 11.500	09.00	1.200
10.501 — 11.000	0.825	1.100
10.500 or less	0.750	1.000

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(2) (a) There are no requirements for structures, other than swimming pools, less than 1m above natural ground.

(b) The side and rear boundary clearance for a part of the building or structure on a lot with a road frontage greater than 15m is—

(i) where the height of that part is 4.5m or less -1.5m; and

(ii) where the height of that part is greater than 4.5m but not more that 7.5m – 2m; and

(iii) where the height is greater than 7.5m – 2m plus 0.5m for every 3m or part exceeding 7.5m.

(c) For a rectangular or near rectangular narrow lot with a 15m or less frontage, the minimum side and rear setbacks for that part are—

(i) where the height is not more than 7.5m – in accordance with Table B; and

(ii) where the height is more than 7.5m – 2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m.

(d) Structures may be exempted from (2)(b) and (c) above, where—

(i) a screen or fence is not more than 2m high; or

(ii) a pergola or other structure which is—

(A) not enclosed by walls or roofed; and

(B) not more than 2.4m in height at the boundary; and

(C) primarily ornamental or for horticultural purposes.

(e) Class 10a buildings or parts of class 10a buildings may be within the boundary clearances nominated in (2)(b) and (c) where—

(i) the height of a part within the boundary clearance is not more than 4.5m and has a mean height of not more than 3.5m; and

(ii) the total length of all buildings or parts of buildings, within the boundary clearance is not more than 9m along any one boundary; and

(iii) the class 10a buildings or parts of class 10a buildings within the boundary clearance are located no closer than 0.9m to a window in a habitable room of a dwelling on an adjoining lot.

(f) Rainwater tanks may be within the boundary clearances nominated in (2)(b) and (2)(c) above, where—

(i) their height above natural ground level does not exceed 3m; and

(ii) the diameter of any circular type tanks does not exceed 3.5m, or, if the tank is not circular in nature, no side of the tank facing the boundary line is longer than 5m.

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Table 12.6.2 continued

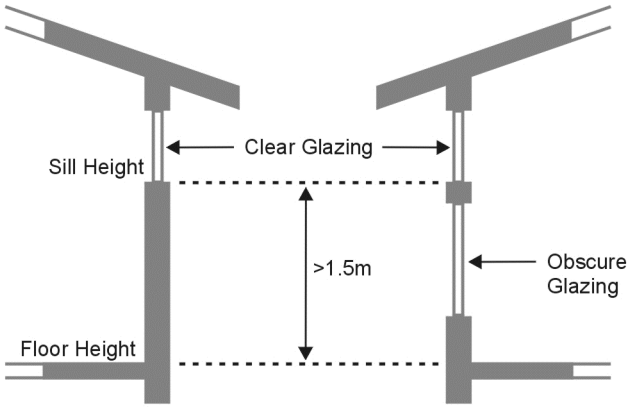
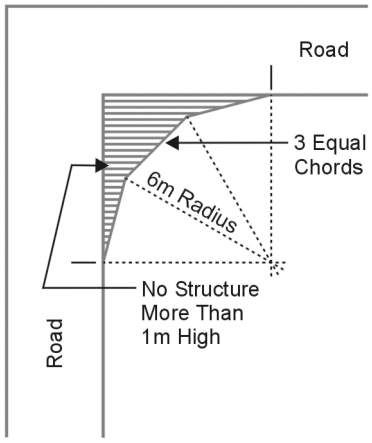
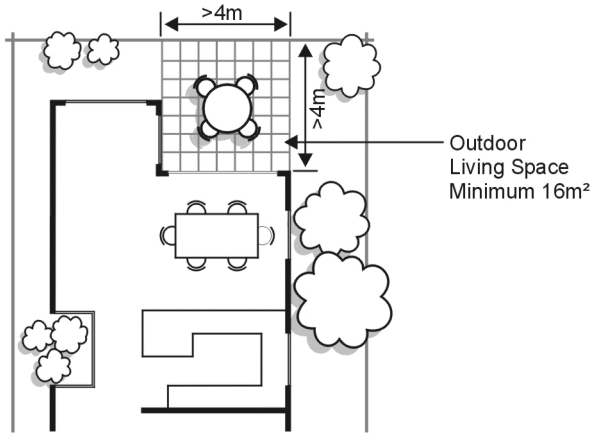
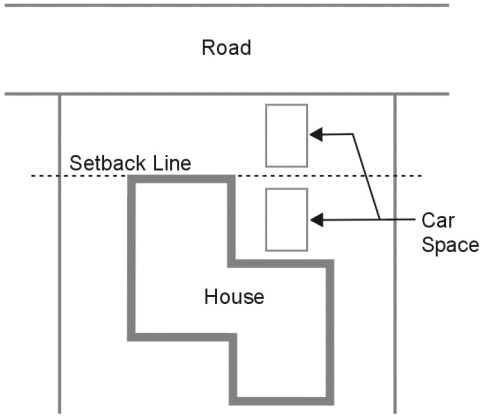
Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
(3) Adequate open space is provided for recreation, service facilities and landscaping.	**(3)** The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed 60% of the lot area.
(4) The height of a building is not to unduly— (a) overshadow adjoining houses; and (b) obstruct the outlook from adjoining lots.	**(4)** For lot slopes— (a) up to 15%, the building height is not more than 8.5m; and (b) of 15% or more, the building height is not more than 10m.
(5) The frontage of dwellings and their entries are to address the street.	**(5)** (a) Dwellings address the street by presenting front doors and living room windows to the street. (b) Street frontage elevations are articulated by use of verandahs, balconies, bay windows, window hoods or wall offsets (minimum 1m deep).
(6) Buildings are sited and designed to provide adequate visual privacy for neighbours. **Diagram F**  Window Openings for Visual Privacy	**(6)** Where the distance separating a window or balcony of a Class 1 building from the side or rear boundary is less than 1.5m— (a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or (b) a window has a sill height more than 1.5m above the adjacent floor level; or (c) a window has obscure glazing below 1.5m (See Diagram F).
(7) The location of a building or structure facilitates normal building maintenance.	**(7)** (a) A wall is— (i) set back a minimum of 750mm from the side or rear boundary; or (ii) where less than 750mm to the boundary, maintenance free. (b) There are no requirements for structures, other than swimming pools, less than 1m above natural ground. **NOTE 1** Examples of maintenance free: (1) Unpainted or untreated masonry. (2) Prefinished steel sheeting.

Table 12.6.2 continued

Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
(8) The size and location of structures on corner sites provide for adequate sight lines. **Diagram G**  	**(8)** Fences, screens, retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the 2 road frontages (See Diagram G).
Outdoor Living Space **(9)** Outdoor living space having suitable size and slope is available to allow residents to extend their living activities outdoors. **Diagram I**  	**Outdoor Living Space** **(9)** (a) A dwelling has a clearly defined outdoor living space having— (i) an area of at least 16m²; and (ii) no dimension less than 4m; and (iii) access from a living area (see Diagram I). (b) The slope of the outdoor living space is not more than 1 in 10.

Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
On Site Car Parking **(10)** Sufficient space is provided for on-site carparking to satisfy the projected needs of residents and visitors, whilst having regard to— (a) the availability of public transport; and (b) the availability of on-street parking; and (c) the desirability of on-street parking in respect to the streetscape; and (d) the likely parking needs of residents. **Diagram J**  	**On Site Car Parking** **(10)** (a) Space is provided for parking two vehicles on the lot and space has minimum dimensions as follows— (i) for a single uncovered parking space – 4.9m by 2.6m wide; and (ii) for a single covered parking space – 5m by 3m wide; and (iii) for a double covered parking space 5 by 5.5m wide; and (iv) for a single garage – 6m by 3m wide internally; and (v) for a double garage – 6m by 5.7m wide internally. (b) Car Parking spaces maybe in tandem, provided one space is behind the road setback required under (1) above (see Diagram J).
(11) Garages and carports are sited and designed so as not to dominate the street frontage.	**(11)** (a) Garages and carports are setback behind the main building facade. (b) Garages and carports are compatible with the design of the dwelling, particularly in terms of materials, detailing, colours and roof form.