

**CODE FOR RESIDENTIAL DEVELOPMENT AND USE
MAROOCHY PALMS INTEGRATED RESIDENTIAL COMMUNITY
APRIL 2012**

1. Code for the Development and use of Traditional Houses, Terrace Houses and Display Homes

PURPOSE

The purpose of this code is to facilitate the development of an attractive, integrated mix of affordable housing of contemporary sub-tropical design on the Maroochy Palms site. The code addresses the following key design points:

- Lot areas and dimensions
- Gross floor area and site coverage
- Building height
- Building Setbacks
- Open Space and Landscaping
- Car Parking

Notes:

1. This Code includes the following:
 - ❖ TABLE 1 – SUMMARY DEVELOPMENT PARAMETERS - MAROOCHY PALMS INTEGRATED RESIDENTIAL COMMUNITY
 - ❖ FIGURE 1– MAROOCHY PALMS INTEGRATED RESIDENTIAL COMMUNITY DEVELOPMENT PLAN OF DEVELOPMENT (NO. 0920-DA-SO-2N)
 - ❖ APPENDIX 1 – DWELLING DESIGN EXAMPLES WHICH MEET ACCEPTABLE MEASURES
2. This Code follows the format and, in many cases, the content of the Maroochy Plan 2000 ***Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes.***

Unless otherwise stated, the Performance Criteria and Acceptable Measures shown below are *variations to that Code*. For simplicity and to avoid confusion, where the provisions of the ***Maroochy Plan 2000 Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes*** are not varied by this Code, the provisions are referred to, but not listed in this Code.

3. All terms used in this Code have the same meaning as those in the Maroochy Plan 2000 unless specifically defined otherwise.
4. In this Code a “Traditional House” and a “Terrace House” mean as follows:
 - “Traditional House” means a Detached House as defined in the Maroochy Plan 2000 but excludes “Terrace House” as defined below.
 - “Terrace House” is a dwelling located on a Terrace Lot in the Plan of Development and is usually a built to boundary dwelling.

(1) Element: Height and Siting of Buildings and Structures¹

Purpose

To ensure that the height, siting and design of Dwellings and Display Homes achieve an acceptable level of privacy, daylight, casual surveillance and amenity for residents of the premises and the adjoining premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Buildings and structures maintain the amenity of adjacent land and dwellings having regard to:</p> <p>(a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale as seen from neighbouring premises.</p>	<p>A1.1 Buildings and structures:</p> <p>(a) are no higher than 2 storeys or 8.5 metres; (b) have a maximum site coverage of 50% for a Traditional House and 65% for a Terrace House; and (c) a maximum plot ratio of 1.0.</p> <p>A1.2 Building setbacks, including garages and carports are in accord with the setbacks prescribed in Table 1, including the following minimums:</p> <p>(a) For Traditional Houses: (i) 4.0 metres from the primary street frontage; (ii) 5.5 metres to garage or carport; and (iii) 4.0 metres from the rear boundary.</p> <p>(b) For Terrace Houses: (i) 3.0 metres from the primary street frontage; and (ii) 0.5 metres to the rear lane.</p> <p>A1.3 Side boundary setbacks and nominated side boundary setbacks are in accordance with Table 1.</p> <p>A1.4 All buildings have eaves of a minimum width of 600mm along the street elevation and at least one habitable room window or glazed transparent door with a direct outlook to the street.</p> <p>A1.5 Development must comply with the Plan of Development as shown in Figure 1.</p>
<p>P2 Buildings and structures are sited to contribute positively to the streetscape, maximise community safety, and maintain the amenity of adjacent land and dwellings by having regard to:</p> <p>(a) building character and appearance; (b) casual surveillance; (c) an adequate area for</p>	<p>A2.1 Buildings and other structures are new and are of contemporary sub-tropical design. Examples which meet the Acceptable Measures in this Code are contained in APPENDIX 1.</p> <p>A2.2 Private open space must comprise no less than 40% of the lot area for Traditional Houses and 30% of the lot area for Terrace Houses. Private open space can include patios, verandahs, ground floor decks and clothes drying areas.</p>

¹ This Section replaces Section (1) *Element: Height and Siting of Buildings and Structures* and Section (4) *Small Lot Housing (on lots less than 600m²)* of the *Maroochy Planning Scheme Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes*.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>landscaping at the front of the lot;</p> <p>(d) maintaining privacy; and</p> <p>(e) identification of street address.</p>	<p>A2.3 At least one private open space area shall have a minimum size of 30m² for Terrace Houses and Traditional Houses, with a minimum dimension of 4.0 metres.</p> <p>A2.4 Deep planting areas for small to medium sized trees are to be located at the front of all lots and the front and rear of all Traditional House lots and have a minimum area of 4.0m².</p> <p>A2.5 Landscaping for visual or recreational amenity must be provided between street or laneway boundaries and building facades where setbacks allow sufficient space, excluding driveways, pedestrian pathways and hardstand areas used for refuse bins.</p> <p>A2.6 Boundary fences must be no higher than:</p> <ul style="list-style-type: none"> (a) 1.2 metres above finished ground level on the front boundary; (b) 1.0 metres above finished ground level on corner allotments; (c) 1.2 metres above finished ground level on side boundaries to the front of the dwelling setback; and (d) 1.8 metres above finished ground level elsewhere. <p>A2.7 Laneway fences must be recessed and provide for pedestrian access and hardstand area for refuse collection so that bins are able to contained within the property boundary.</p> <p>A2.8 The location and design of windows and balconies and the use of screening devices must minimise direct overlooking between buildings within 2.0 metres of an adjacent dwelling at ground level and within 8 metres of an adjacent dwelling above ground level, with:</p> <ul style="list-style-type: none"> (a) sill heights of 1.7 metres above floor level; or (b) fixed obscure glazing in the portion of a window below 1.7 metres above floor level; or (c) fixed external screens constructed to present a translucent surface to the interior of the window to a minimum of 1.7 metres above floor level, but constructed to permit the transmission of sunlight to the subject window; or (d) ground storey windows or glazed openings are screened by translucent fencing to a minimum height of 1.8 metres above ground level. <p>A2.9 Screening from floor level to a height of 1.7 metres must be provided to balconies, terraces, decks, or roof decks where a direct view is available into windows of habitable rooms, balconies, terraces and decks of an adjacent dwelling.</p> <p>A2.10 All screening devices:</p> <ul style="list-style-type: none"> (a) are to be offset a minimum of 0.2 metres from the face of

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p>any window;</p> <p>(b) are permanently fixed and durable;</p> <p>(c) may be hinged or otherwise attached to facilitate emergency egress only, and</p> <p>(d) consist of translucent panels or perforated or slotted panels or fixed louvers that have a maximum opening of 25% with a maximum opening dimension of 50mm.</p> <p>A2.11 Mechanical equipment associated with air conditioning, swimming pools, spa pools and the like must not be located adjacent to courtyards and windows and doors of habitable rooms on adjoining properties.</p> <p>A2.12 Inaccessible building gaps, where formed between buildings, are to be sealed against the entry of vermin as part of new building work.</p> <p>A2.13 Gated pedestrian access shall be provided from both street and laneway frontages.</p> <p>A2.14 House numbers and letterboxes must be located on the street/park frontages and not access laneways.</p>
<p>P3 Building design facilitates options to reduce energy usage.</p>	<p>A3.1 The primary outdoor recreational area and the primary internal living area must be oriented within 30 degrees east and 20 degrees west of true north.</p> <p>A3.2 Clothes drying areas must be oriented to provide cross-ventilation or two hours of sunshine either side of noon from September to March inclusive, with a minimum 7.5 lineal metres of clothes hanging space.</p> <p>Refer to Table 1.</p>

(2) Element: Excavation and Filling (whether building works or operational works).

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* **apply**.

(3) Element: Dwelling Density

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* **apply**.

(4) Element: Small Lot Housing (on lots less than 600m²)

The provisions of this element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* are **replaced by Element (1) of this Code**.

(5) Element: Annexed Units²

PURPOSE

To ensure that annexed units are consistent with the character of the locality, and do not detract from the amenity of the neighbourhood.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Annexed units remain ancillary to Traditional Houses and Terraces, provide an acceptable level of amenity for their occupants, the occupants of the house on the same site and the occupants of adjoining houses.</p>	<p>A1.1 The annexed unit does not have separate title to the Traditional House and complies with the setbacks in Table 1.</p> <p>A1.2 Annexed units (loft dwellings) may be constructed above car parking spaces on corner terrace allotments or terrace allotments with a depth greater than 25m with laneway frontages, provided that the setbacks comply with Table 1.</p> <p>A1.3 Annexed units on terrace lots must incorporate:</p> <ul style="list-style-type: none"> (a) clearly defined and convenient access from ground level; (b) windows that overlook the adjacent street or lane; (c) a balcony of a minimum area of 5.0m² and a minimum of 1.5m deep; and (d) a separate and conveniently accessible car parking space. <p>A1.4 Annexed units must be designed to retain open space and landscaping minimum standards set down in Table 1.</p>
<p>P2 An annexed unit is small scale and ancillary to the Traditional House.</p>	<p>A2.1 Annexed units contain no more than:</p> <ul style="list-style-type: none"> (a) one bedroom, and (b) a total area of 45m². <p>A2.2 Total site cover for a Traditional House and annexed unit is not more than 50%, or, for a terrace house and annexed unit, not more than 65%.</p>
<p>P3 The location of the annexed unit is consistent with the character of the Traditional</p>	<p>A3.1 The annexed unit is located within, under or attached to the Traditional House, or, above the laneway garage of a terrace lot.</p>

² This Section replaces Section (5) *Element: Annexed Units* of the *Maroochy Planning Scheme Codes for Residential Development and Use, 4.1 Code for the Development of Traditional Houses and Display Homes*.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
House.	A3.2 The annexed unit is consistent with the character of the detached or terrace house.

(6) Element: Protection and Management of Waterways, Wetlands and Fish Habitat Areas

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* **apply**.

(7) Element: Special Requirements in relation to Acid Sulfate Soils Areas

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* **apply**.

(8) Element: Special Requirements in relation to Steep or Unstable land

The provisions of this Element in the Maroochy Plan 2000 Codes for Residential Development are **not applicable** to the land.

(9) Element: Flooding

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* **apply**.

(10) Element: Removal Houses

Removal houses are **precluded from the site** under Element (1).

(11) Element: Private Tennis Courts

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* **apply**.

(12) Vehicle Parking and Access

PURPOSE

To provide sufficient, safe and convenient access to dwellings and provide adequate on-site parking.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Access to dwellings is designed and constructed:	A1.1 Crossovers and access are in accord with the applicable Council standards.
(a) to accommodate public utility services and drainage systems and creates an attractive environment for pedestrians;	A1.2 All driveways are to taper to a single width cross-over except where there is rear lane access.
and	A1.3 Cross-over locations are generally in accordance with the

<p>(b) so that driveways are safe for drivers and pedestrians.</p>	<p>Plan of Development in Figure 1.</p> <p>A1.4 Vehicle access for Terrace lots is permitted from the rear lane only.</p>
<p>P2 Adequate car parking must be provided on-site (and on-street in the case of a Display Home) to allow visitors and residents to conveniently and safely park.</p>	<p>A2.1 Two on site car parks are provided for each dwelling and one car park for annexed dwellings.</p> <p>A2.2 Double garages are not permitted on lots with a width of less than 12 metres (except Terrace lots). Such lots must have provision for tandem parking.</p> <p>A2.3 For Terrace Lots, double garages are permitted with access from rear lane only.</p> <p>A2.4 One additional car space must be provided onsite if an Annexed Unit is located on the lot.</p> <p>A2.5 For Display Homes two car parks on-site and two on-street car parking spaces are available directly adjoining the premises.</p> <p>Refer Table 1.</p>

(13) Element: Waste Management

PURPOSE

To ensure that waste management maintains amenity of the dwelling and adjoining dwellings.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P1 Dwellings must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use, minimise movement of containers for servicing and are of minimal impact to the amenity of users, occupiers and neighbours of the premises.</p>	<p>A1.1 A level, hardstand area must be provided on the site for waste and recycle containers, and must be visually screened by fence or landscaping from adjoining dwellings.</p> <p>A1.2 Storage areas must not be located adjacent to living areas of adjoining dwellings.</p>

(14) Element: Water Supply for Bushfire Emergency

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Home* are **not relevant** to the site.

(15) Element: Special Requirements for Houses in the Blackall Range Planning Area

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Home* are **not relevant** to the site.

(16) Element: Special Requirements for Houses in the Water Resource Catchment Special Management Area

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Home* are **not relevant** to the site.

(17) Element: Special Requirements for Houses in the Vicinity of the Airport

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Home* are **not relevant** to the site.

ALLOTMENT TYPES	Northern Courtyard	Courtyard	Premium Villa	Villa	Cottage	Terrace 25m deep	Terrace 29 - 30m deep
Minimum area (sqm)	300	350	324	300	250	200 - 250	230 - 260
Min. width & depth (m) <i>Street frontages may be smaller</i>	15 x 19 14 x 25	14 x 25	12 x 27	10 x 30 12 x 25	10 x 25	8 x 25 10 x 25	8 x 30 9 x 29
GROSS FLOOR AREA and SITE COVERAGE							
Maximum Plot Ratio and Site Coverage	1.0 and 50%	1.0 and 50%	1.0 and 50%	1.0 and 50%	1.0 and 50%	1.0 and 65%	1.0 and 65%
BUILDING HEIGHT							
Maximum building height (storeys and metres)	Two storeys up to maximum 8.5m above ground level					Two storeys to max. 8.5m above ground	
BUILDING SETBACKS from Lot Boundaries Buildings to be setback from boundaries by minimum distances below. Eaves, privacy and sun/shelter screens may extend into setback areas							
Primary street frontage (m)							
Dwelling and Garage or Carport	4.0 to Dwelling and 5.5 to Garage or Carport					4.0 to Dwelling. No vehicular access	
Secondary street frontage (m)							
Dwelling and Garage or Carport	1.5	1.5	Not applicable			1.2	Not applicable
Side boundary with another allotment (m)							
Nominated side boundary (m)	Build to boundary up to 50% of boundary length - but not exceeding 15.0m total and 3.3m in height. Where not built to boundary building is to be setback by minimum distance (m) shown below					Build to boundary to 18m total or setback 1.2m min. No building to be longer than 11m	Build to boundary to 21m total or setback 1.2m min. No building to be longer than 15m
Ground Floor	1.5	1.8	1.2	1.2	1.2		
First Floor	2.0	3.0	1.8	1.8	1.8		
Boundary opposite Nominated Boundary (m)							
Ground Floor	Setback minimum	Building to be setback min. distance shown below. Building setback shall also incorporate a courtyard min. 4m deep from boundary and min. 4m wide			Same as above except for Lots 49 and 50 – dwellings to be setback 1.2m minimum	Same as above except for Lots 181, 182, 190 & 191 – dwellings to be setback 1.2m min	
First Floor	2.0	1.8 (1.5 corner lots)	1.2	1.2	1.2		
First Floor	2.0	3.0 (1.8 corner lots)	1.8	1.8	1.8		
Side boundary to access lane (m)							
Dwelling and Garage or Carport	Not applicable	Dwelling 1.2 Garage 0.5	Not applicable			Not applicable	
Rear boundary to access lane (m)							
Dwelling, Loft Dwelling and Garage or Carport	2.0 to Dwelling or 0.5 if Loft Dwelling. Loft Dwellings (corner lots only) to have balcony min. 5sqm and 1.5m min. deep. Garage/Carport setback 0.5						
Rear boundary with another allotment (m)							
Dwelling and Garage or Carport	4.0 to Dwelling. Garage or carport may abut rear boundary if vehicular access is from side street					Not applicable	
Public open space (m)							
Front, Rear or Side Boundary	Not applicable	1.8 to side	1.5 to side	Not applicable	Not applicable	4.0 to front and rear	Not applicable
OPEN SPACE and LANDSCAPING							
Minimum private usable open space (sqm)	30sqm with minimum dimension of 4m in any direction					30sqm with min. 4m in any direction	
Minimum landscaped space (inc. private space)	40%					30%	
Minimum 'deep planting' areas	One in front garden and one in rear garden each min. of 4 sqm. Tree species to be appropriate relative to soils, climate and proximity to buildings/walls						
CAR PARKING							
	Refer Plan indicating location of cross-overs					Access from rear lane only - refer Plan	
On-site - minimum car parking spaces required	2 per dwelling. Double garage/carport allowed on lots minimum of .12m wide provided driveway tapers to a single crossover. Tandem parking only on lots less than 12m wide					2 or 3 with Loft Dwelling. Double garage/carport & crossover permitted	

TABLE 1 – DEVELOPMENT PARAMETERS SUMMARY - MAROOCHY PALMS INTEGRATED RESIDENTIAL COMMUNITY

