

### 4.3 Code for Low-rise Multi-unit Residential Premises

#### PURPOSE

The purpose of this code is to provide for:

- (a) multi-unit residential premises at suitable locations where community and commercial facilities, and utility and transport infrastructure, is available to adequately support (and be supported by) a mix of housing types and higher concentration of local and (in some cases) visitor population densities; and
- (b) Multi-unit residential premises are to be developed:
  - to a high architectural standard that enhances the appearance of these locations; in ways which take advantage of the climate and scenic qualities enjoyed by the Shire;
  - to be responsive to the Shire’s climatic, desired character and lifestyle;
  - to avoid unacceptable environmental and amenity impacts on surrounding housing types; and
  - in keeping with the desired infrastructure capacity of the locality.

#### (1) Site Location

#### PURPOSE

To provide for low-rise, multi-unit residential premises, which are designed to take advantage of significant features of the site and the surrounding area and to be in keeping with the emerging character and amenity of the Shire’s residential areas, which are gradually changing to providing a diverse mix of housing types.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Low-rise, multi-storey premises must be limited to a residential area with close or convenient accessibility to:</b></p> <ul style="list-style-type: none"> <li>• village and/or town centres; and</li> <li>• community facilities; and</li> <li>• public open space; and</li> <li>• public transport and other infrastructure.</li> </ul>	<p><b>A1</b> Low-rise, multi dwelling units are located in Mixed Housing, Multi-storey Residential, and Master Planned Community Precincts as outlined in Volume 3 of this Planning Scheme.</p>

(2) Site Size and Density

**PURPOSE**

To provide for low-rise, multi-unit residential premises to be sited on lots having areas and dimensions which meet user requirements, allow the design of pleasant, attractive and energy efficient living and recreation environments, respect the amenity of the surrounding area, and maintain the intended role and desired character of the precinct in which it is situated.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Lots used for low-rise, multi-unit residential purposes must have appropriate area and dimensions to enable the siting and construction of dwellings and associated outbuildings, the provision of open space and vehicle access and parking in accordance with the other elements of this code, and other applicable codes.</b></p>	<p><b>A1</b> A site having an area of at least 600 m<sup>2</sup> and with a minimum frontage of;</p> <p>(a) 15 metres for land with a slope less than 15%; or</p> <p>(b) 20 metres for land with a slope of 15% or more as identified on Regulatory Map 1.3 (the Steep and Unstable Land Special Management Area).</p>
<p><b>P2 The number of dwelling and/or rooming units developed on the site must be consistent with the desired character of the precinct in which it is situated, and the site's physical conditions, environmental characteristics setting and infrastructure provision.</b></p>	<p><b>A2</b> The number of dwelling and/or rooming units on the site not exceeding the preferred maximum density stated for the precinct in which the site is situated (Volume 3 of this Planning Scheme refers).</p>
<p><b>P3 Landscaped and recreation areas must be sufficient to satisfy provision of the following:</b></p> <ul style="list-style-type: none"> <li>• communal open space for dwelling units situated at or near the ground level;</li> <li>• useable communal of open space for the benefit of all on site users; and</li> <li>• vegetation for the purposes of providing amenity, visual interest, shading, buffering and screening which compliments the prevailing character of the surrounding area and satisfies the requirements of the Code for Landscaping Design.</li> </ul>	<p><b>A3</b> The provision of landscaped and recreation area of not less than;</p> <p>(a) 30% of the area of the site, where the slope of the site is less than 15%, or</p> <p>(b) 40% of the area of the site, where the slope of the site is 15% or more but less than 20%, or</p> <p>(c) 50% of the area of the site, where the slope of the site is 20% or more as identified on Regulatory Map 1.3 (the Steep and Unstable Land Special Management Area).</p>

### (3) Building Siting and Design

#### PURPOSE

To provide for the scale, height and length of buildings and walls relative to front, side and rear boundaries to be of an appropriate residential character, particularly in meeting requirements for accessibility, privacy and daylight by residents of the premises and of adjacent premises. To ensure that development minimises reliance on non-renewable energy sources.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The premises must be sited and designed taking into account its relationship with adjoining premises, as well as the contextual relationship with the street and locality which establish the overall setting of the site, including:</b></p> <ul style="list-style-type: none"> <li>• topography and site features including vegetation;</li> <li>• natural drainage lines, services and easements;</li> <li>• existing buildings;</li> <li>• the location and amenity of adjacent buildings and sites;</li> <li>• streetscape character and context;</li> <li>• items of natural conservation or heritage value;</li> <li>• orientation and micro-climate;</li> <li>• views and vistas; and</li> <li>• noise sources.</li> </ul>	<p><b>A1.1</b> Proposed development complies with the Acceptable Solutions of the Queensland Residence Design Guidelines (QRDG) Part 3 with the exception of:</p> <ul style="list-style-type: none"> <li>(a) Element A10 Street Setbacks,</li> <li>(b) Element C2 Design for Climate, and</li> <li>(c) Element C5 Storm Water Harvesting.</li> </ul> <p><b>AND</b></p> <p><b>A1.2</b> In Master Planned Community precincts, buildings are set back from the road frontage a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 6.0 metres for building walls, and</li> <li>(b) 4.0 metres for balconies, eaves, awnings, and the like.</li> </ul> <p>With:</p> <ul style="list-style-type: none"> <li>(a) At least 70% of the main face of building walls not set back more than 8.0 metres from the road frontage, and</li> <li>(b) Buildings have walls or balconies that face the street at the front of the building.</li> </ul> <p><b>AND</b></p> <p><b>A1.3</b> In precincts other than Master Planned Community, buildings are setback from the road frontage a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 6.0 metres, or</li> <li>(b) Where a residential building is located on both adjoining sites to the subject site, and the difference between the setbacks of the 2 adjoining buildings is not greater than 2.0 metres, a setback equal to either of the adjoining buildings. Provided the road frontage setback is not less than 3.0 metres, or</li> <li>(c) Where a residential building is located on both adjoining sites to the subject site, and the difference between the setbacks of the 2 adjoining buildings is greater than 2.0 metres, a setback equal to the average of the setback of the adjoining buildings. Provided the road frontage setback is not less than 3.0 metres.</li> </ul> <p><b>AND</b></p> <p><b>A1.4</b> The side and rear boundary clearance for part of the building is:</p> <ul style="list-style-type: none"> <li>(a) where the height of that part is 4.5m or less – 1.5m; and</li> <li>(b) where the height of that part is greater than 4.5m but no more than 7.5m – 2m; and</li> <li>(c) where the height is greater than 7.5m – 2m plus 0.5m for ever 3m or part exceeding 7.5m.</li> </ul> <p><b>AND</b></p>

## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

	<p><b>A1.5.1</b> Garages are located at the rear of the site.</p> <p><b>OR</b></p> <p><b>A1.5.2</b> Garages are setback a minimum of 1.5 metres from the main face of the associated dwelling unit, or in line with the main face of the associated dwelling unit, if the dwelling unit incorporates a verandah, portico, etc. projecting forward of the main face.</p> <p><b>AND</b></p> <p><b>A1.6.1</b> Covered entry structures located on the road frontage have an area not greater than 8.0m<sup>2</sup> and are no higher than 2.7 metres.</p> <p><b>AND</b></p> <p><b>A1.6.2</b> The number of covered entry structures is limited to one at each pedestrian or vehicular entry point.</p> <p><b>AND</b></p> <p><b>A1.7</b> Buildings having a height of not more than that stated for the relevant precinct (Volume 3 of this Planning Scheme refers).</p> <p><b>AND</b></p> <p><b>A1.8</b> The length of unarticulated elevations visible from street or public open space is no greater than 6.0m.</p> <p><b>AND</b></p> <p><b>A1.9</b> The buildings are not more than 40 metres long, with separation (for the purposes of cross-block ventilation, articulation and light) between buildings on a site of no less than;</p> <p>(a) 4.0 metres for buildings with a maximum height of two storeys or 8.5 metres; or</p> <p>(b) 6.0 metres for buildings with more than two storeys or greater than 8.5 metres in height.</p>
<b>P2 Residential buildings are designed and sited to minimise the need for energy reliant clothes drying facilities.</b>	<p><b>P2.1</b> Each dwelling unit has a minimum of 7.5 metres of clothes line located directly adjacent to and accessible from the unit, open to breezes on at least two sides, screened from public view, protected from rain and open to filtered sunlight for at least 2 hours per day.</p>

### (4) Waste Management<sup>1</sup>

#### PURPOSE

To ensure satisfactory waste management provisions are available to all residents.

Issues of particular concern are:

- adequate, convenient space for waste storage
- access to recycling provisions
- affect of waste storage areas on the amenity of site users and neighbours
- safe and efficient servicing of waste containers particularly where waste vehicles are required to go on site.

<sup>1</sup> To demonstrate compliance with this element, Council may request the preparation of a waste management plan in accordance with Planning Scheme Policy No 10 Preparation of Waste Management Plans

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>WASTE STORAGE</b>  <b>P1 Development provides 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 minimise impacts on the amenity of users, occupiers and neighbours of the premises.</b></p>	<p><b>A1.1</b> Each dwelling unit has a level area provided for the permanent storage of waste and recyclable items in standard waste containers. Each waste storage area:</p> <ul style="list-style-type: none"> <li>(a) is easily accessed and convenient to use,</li> <li>(b) has unobstructed access provided for removal of the containers to the roadside/service point for servicing,</li> <li>(c) is located within 40 metres of the service point and for steep properties is located adjacent to the service point.</li> <li>(d) is not located adjacent to the living areas of neighbouring properties,</li> <li>(e) is located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic,</li> <li>(f) is of sufficient area to fully contain the required number of waste containers.</li> <li>(g) where the waste storage area caters to more than one unit, the waste storage area is:             <ul style="list-style-type: none"> <li>(i) a constructed hardstand area with appropriate screening, and</li> <li>(ii) located on land that each property, the waste storage area caters for, has control via access rights or ownership.</li> </ul> </li> </ul> <p><b>AND</b></p> <p><b>A1.2</b> Where waste services other than kerbside wheelie bin services are to be used a service point for servicing of the waste containers is provided on the site such that:</p> <ul style="list-style-type: none"> <li>(i) The permanent waste storage area is also the service point and is located to allow servicing of the bins directly, or</li> <li>(ii) A hardstand area is constructed at the service point for the temporary storage of waste containers awaiting servicing and this area meets Acceptable Measures A1.1(d) and A1.1(f) of this element, and where servicing is more frequent than twice weekly meets A1.1(e).</li> </ul> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>(iii) Access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred.</li> </ul> <p><b>AND</b></p> <p><b>A1.3</b> A waste wash-down area is provided for the regular cleaning of waste containers and meets the following criteria:</p> <ul style="list-style-type: none"> <li>(a) is incorporated into the waste storage area, or is located such that waste containers can be easily moved to the waste wash-down area, and</li> <li>(b) is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property, and</li> <li>(c) the floor is graded to fall to a drainage point located within the wash-down area, and</li> <li>(d) drainage is by means of a trapped gully connected to the sewer, and</li> <li>(e) rainfall and other surface water can not flow into the wash-down area. and</li> <li>(f) a hosecock is located in the vicinity of the wash-down area.</li> </ul>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P2 WASTE SERVICING</b>  <b>P2 Waste service points and associated vehicle access must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact on the amenity of users, occupiers and neighbours of the premises</b></p>	<p>A2.1 The kerbside is used as the service point, only for wheelie bin services and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are:</p> <ul style="list-style-type: none"> <li>(a) clearly separated from car parking bays, loading bays and any other similar areas, and</li> <li>(b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and</li> <li>(c) clear of footpaths and pedestrian access, and</li> <li>(d) not in front of shop entrances or residential premises, and</li> <li>(e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and</li> <li>(f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and</li> <li>(g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and</li> <li>(h) serviced a maximum of twice per week.</li> </ul> <p><b>AND</b></p> <p>A2.2 Waste service points which are accessed by entering the property are located so that:</p> <ul style="list-style-type: none"> <li>(a) traffic flow during servicing is not impeded, and</li> <li>(b) the collection vehicle remains entirely on the property during servicing, and</li> <li>(c) they are clearly separated from car parking bays, loading bays and any other similar areas, and</li> <li>(d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and</li> <li>(e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and</li> <li>(f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property.</li> </ul> <p><b>AND</b></p> <p>A2.3 Where the service point is accessed by a private access roadway or entry to the property, this roadway:</p> <ul style="list-style-type: none"> <li>(a) is constructed to allow unobstructed access to and from the service point, and</li> <li>(b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and</li> <li>(c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and</li> <li>(d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and</li> <li>(e) minimises the need for reversing (maximum 60 metres depending on the site), and</li> <li>(f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.</li> </ul>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>WASTE MINIMISATION</b>  <b>P3 Accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.</b></p>	<p>A3.1 Each waste storage area includes recycling provisions and:</p> <p>(a) has sufficient space to store all the recycling containers within the waste storage area, and</p> <p>(b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s).</p> <p><b>AND</b></p> <p>A3.2 Where there are more than 20 dwelling units, recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with <i>Planning Scheme Policy No. 10</i>, and which demonstrates the proposals satisfaction of the Performance Criteria.</p>

(5) Acoustic Environment Amenity

**PURPOSE**

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment<sup>2</sup>.</b></p>	<p>A1 Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
<p><b>P2 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places<sup>2</sup>.</b></p>	<p>A2 Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
<p><b>P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</b></p> <ul style="list-style-type: none"> <li>• aesthetic quality and compatibility;</li> <li>• physical accessibility;</li> <li>• provision for casual surveillance of public space from dwellings; and</li> <li>• opportunities for concealment or vandalism.</li> </ul>	<p>No Acceptable Measure nominated</p>

<sup>2</sup> To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.

