



**02/25 – MAJOR AMENDMENT –
RESIDENTIAL – PUBLIC
CONSULTATION VERSION**

Contents

Part 1 – Policy Amendments.....	2
Item 1: Rooming accommodation.....	3
Item 2: Orientation of buildings to the street.....	10
Item 3: LDR3 provisions relating to building works	12
Item 4: LDR2 precinct provisions	12
Item 5: Alternative provisions to QDC in the character residential zone	13
Item 6: Assessment level for certain types of reconfiguration	14
Item 7: Frontage widths in the low density residential zone.....	16
Item 8: Home-based businesses	17
Item 9: Development near the revetment wall and tidal works in the low density residential zone – precinct LDR5: Canal and landside estates	18
Item 10: Rear lot size	32
Item 11: Secondary dwellings.....	34
Item 12: Changes to Low Density Residential LDR5 and Dual Occupancies and Dwellings on Corner Lots in the Low Density Residential Zone.....	39
Item 13: Dwellings in the Medium Density Zone and Residential Density in the Emerging Community Zone	42
Part 2 – Zone changes	44
ZC1 – 163 Bay Street, Cleveland	46
ZC2 – 14 Willowie Crescent, Capalaba	47

Part 1 – Policy Amendments

Introduction

The following document details the proposed changes to the current version of City Plan – Version 14 (City Plan).

Conventions

In this document all proposed changes to City Plan are highlighted in yellow.

Where sections are highlighted in yellow and have a strikethrough line this indicates where text/numbers are proposed to be deleted.

~~Deleted text appears like this.~~

Where sections are highlighted in yellow but do not have a strikethrough line then this indicates where new text/numbers are proposed to be inserted.

Inserted words appear like this.

Where a section or numbered item has been deleted or a new item inserted subsequent sections will need to be renumbered appropriately.

Summary of Proposed Text Amendments

Item 1: Rooming accommodation

Proposed amendments

Low density residential zone:

5.4 Categories of development and assessment – Material change of use

Table 5.4.1 – Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rooming accommodation	Accepted subject to requirements	
	If: (1) a change of use within an existing class 1 dwelling and involving only minor building work; (2) the use contains no more than one dwelling on the lot; (3) accommodating 3 persons or less; (4) one parking space per bedroom and one visitor space are provided. Editor's note – The change in use from a dwelling house to rooming accommodation may result in a different class of building being applicable under the National Construction Code. The gross floor area of the dwelling may also impact building classification. Physical changes to the building may be required as part of building reclassification.	Low density residential zone code
	Code assessment	
	If not accepted subject to requirements and accommodating 5 persons or less.	Low density residential zone code Transport, servicing, access and parking code.

6.2 Zone Codes

6.2.1 Low density residential zone code

6.2.1.2 Purpose

- (1) The purpose of the low density residential zone code is to provide for residential areas with a high level of amenity and characterised by dwelling houses on a range of lot sizes which achieve a general sense of openness and low density streetscapes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the low density residential zone consists predominantly of dwelling houses with some dual occupancies (other than in the LDR1 large lot, LDR2 park residential and LDR4 Kinross Road precincts within this zone);
 - (b) Rooming accommodation maintains the appearance of a single dwelling on an individual lot and protects the residential amenity of adjoining residential and sensitive land uses;

6.2.1.3 Low density residential zone code – Specific benchmarks for assessment

Table 6.2.1.3.1 – Benchmarks for development that is accepted subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Rooming Accommodation	
PO1 Development is consistent with the anticipated form, bulk and scale of residential development in the vicinity.	AO1.1 Where an existing class 1 detached dwelling is converted into rooming accommodation, the following are maintained: (1) all existing side, rear and front boundary setbacks; and (2) the existing site cover.
PO2 Development does not have a negative impact on the visual amenity of the streetscape.	AO2.1 Waste bins are not visible from the street or a public place. AO2.2 No more than two (2) car parking spaces within the lot are visible when viewed from the nominated road frontage. Editor's note: the nominated road frontage means the road frontage nominated by the Local Government.
PO3 Development maintains the appearance of a residential use of premises occupied by one household.	AO3.1 Development provides no more than one (1) letter box. AO3.2 Only one entrance door is visible from the nominated road frontage. Editor's note: the nominated road frontage means the road frontage nominated by the Local Government.
PO4 The privacy of occupants is maintained where outdoor communal open space adjoins bedrooms and bathrooms.	AO4.1 Where bedrooms and bathrooms are directly adjacent to outdoor communal open space, windows that have a sill height less than 1.5m above the floor level are: (1) Translucent (e.g. frosted or textured glazing); or (2) shielded by a fixed external screen that is no more than 20% transparent.
PO5 Development does not adversely impact on the privacy of residents on adjoining lots.	AO5.1 Where habitable rooms look directly into habitable rooms of adjoining residential buildings within 1.5 metres, windows that have a sill height less than 1.5m above the floor level are: (1) Translucent (e.g. frosted or textured glazing); or (2) shielded by a fixed external screen that is no more than 20% transparent. Editor's note – a habitable room means a room used for normal domestic activities, and – Includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, study, playroom, family room, home theatre and sunroom.

For assessable development	
Rooming Accommodation	
PO6 Rooming accommodation exceeding five (5) occupants has an on-site management plan that protects adjoining residential amenity.	AO6.1 Rooming accommodation exceeding five (5) occupants has an on-site management plan that protects adjoining residential amenity.
PO7 Rooming accommodation exceeding three (3) occupants is located to ensure a high level of accessibility for occupants.	AO7.1 Rooming accommodation is located within 400m walking distance of a centre, train station or bus stop that provides a minimum of 10 return services per day, between the hours of 7am to 7pm, 6 days per week including Saturday.
PO8 Development provides acceptable standards of health, safety and amenity for all occupants.	AO8.1 Development comprising either or both: (1) more than 3 occupants; (2) a GFA greater than 300m ² complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP5.7 and MP2.1.
PO9 Development: (1) accommodates occupants' vehicles on site; and (2) does not result in overflow occupant parking on the street.	No acceptable outcome is nominated.

Low medium density residential zone:

5.4 Categories of development and assessment – Material change of use

Table 5.4.2 – Low-medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling Residential care facility Retirement facility Rooming accommodation	Code assessment	
	If building height is 8.5m or less	Low-medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code.
	Accepted subject to requirements	

Rooming accommodation	If: (1) a change of use within an existing class 1 dwelling and involving only minor building work; (2) the use contains no more than one dwelling on the lot; (3) accommodating 3 persons or less; and (4) the use provides one parking space per room and one visitor space. Editor's note – The change in use from a dwelling house to rooming accommodation may result in a different class of building being applicable under the National Construction Code. The gross floor area of the dwelling may also impact building classification. Physical changes to the building may be required as part of building reclassification.	Low-medium density residential zone code
	Code assessment If not accepted subject to requirements and the building height is 8.5m or less.	Low-medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

6.2.2.3 Low-medium density residential zone code – Specific benchmarks for assessment

Table 6.2.2.3.1 – Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Rooming Accommodation	
PO1 Development does not have a negative impact on the visual amenity of the streetscape.	AO1.1 Waste bins are not visible from the street or a public place.
	AO1.2 No more than two (2) car parking spaces within the lot are visible when viewed from the nominated road frontage. Editor's note: the nominated road frontage means the road frontage nominated by the Local Government.
PO2 Development maintains the appearance of a residential use of premises occupied by one household.	AO2.1 Development provides no more than one (1) letter box.

	A02.2 Only one entrance door is visible from the nominated road frontage. Editor's note: the nominated road frontage means the road frontage nominated by the Local Government.
PO3 The privacy of occupants is maintained where outdoor communal open space adjoins bedrooms and bathrooms.	A03.1 Where bedrooms and bathrooms are directly adjacent to outdoor communal open space, windows that have a sill height less than 1.5m above the floor level are: (1) Translucent (e.g. frosted or textured glazing); or (2) shielded by a fixed external screen that is no more than 20% transparent.
PO4 Development does not adversely impact on the privacy of residents on adjoining lots.	A04.1 Where habitable rooms look directly into habitable rooms of adjoining residential buildings within 1.5 metres, windows that have a sill height less than 1.5m above the floor level are: (1) Translucent (e.g. frosted or textured glazing); or (2) shielded by a fixed external screen that is no more than 20% transparent. Editor's note – a habitable room means a room used for normal domestic activities, and – Includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, study, playroom, family room, home theatre and sunroom.
For assessable development	
Rooming Accommodation	
PO5 Rooming accommodation exceeding five (5) occupants has an on-site management plan that protects adjoining residential amenity.	A05.1 Rooming accommodation exceeding five (5) occupants has an on-site management plan that protects adjoining residential amenity.
PO6 Development provides acceptable standards of health, safety and amenity for all occupants.	A06.1 Development comprising either or both: (1) more than 3 occupants; (2) a GFA greater than 300m² complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP5.7 and MP2.1.
PO7 Rooming accommodation exceeding three (3) occupants is located to ensure a high level of accessibility for occupants.	A07.1 Rooming accommodation is located within 400m walking distance of a centre, train station or bus stop that provides a minimum of 10 return services per day, between the hours of 7am to 7pm per day, 6 days per week including Saturday.
PO8 Development: (1) accommodates occupants vehicles on site; and (2) does not result in overflow occupant parking on the street.	No acceptable outcome is nominated.

Medium density residential zone:

5.4 Categories of development and assessment – Material change of use

Table 5.4.3 – Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short term accommodation	Code assessment	
	If building height does not exceed that detailed in Table 5.4.4 Building height	Medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code Editor's note - Council has developed a Multiple Dwelling Design Guide to assist applicants in achieving high standard design outcomes for multiple dwellings. It is recommended that this document is used as a reference document to support the assessment benchmarks in this planning scheme.
Rooming accommodation	Accepted subject to requirements	
	If: (1) a change of use within an existing class 1 dwelling and involving only minor building work; (2) the use contains no more than one dwelling on the lot; (3) accommodating 3 persons or less; and (4) one parking space per room and one visitor space are provided. Editor's note – The change in use from a dwelling house to rooming accommodation may result in a different class of building being applicable under the National Construction Code. The gross floor area of the dwelling may also impact building classification. Physical changes to the building may be required as part of building reclassification.	Medium density residential zone code
	Code assessment	
	If not accepted subject to requirements and building height does not exceed that detailed in Table 5.4.4 Building height	Medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

6.2.3.3 Medium density residential zone code – Specific benchmarks for assessment

Table 6.2.2.3.1 – Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Rooming Accommodation	
PO1 Development does not have a negative impact on the visual amenity of the streetscape.	AO1.1 Waste bins are not visible from the street or a public place. AO1.2 No more than two (2) car parking spaces within the lot are visible when viewed from the nominated road frontage. Editor's note: the nominated road frontage means the road frontage nominated by the Local Government.
PO2 Development maintains the appearance of a residential use of premises occupied by one household.	AO2.1 Development provides no more than one (1) letter box. AO2.2 Only one entrance door is visible from the nominated road frontage. Editor's note: the nominated road frontage means the road frontage nominated by the Local Government.
PO3 The privacy of occupants is maintained where outdoor communal open space adjoins bedrooms and bathrooms.	AO3.1 Where bedrooms and bathrooms are directly adjacent to outdoor communal open space, windows that have a sill height less than 1.5m above the floor level are: (1) Translucent (e.g. frosted or textured glazing); or (2) shielded by a fixed external screen that is no more than 20% transparent.
PO4 Privacy between dwelling units on the site and adjoining sites is achieved by locating windows to prevent overlooking into habitable rooms or private open space areas.	AO4.1 Where habitable rooms look directly into habitable rooms of adjoining residential buildings within 1.5 metres, windows that have a sill height less than 1.5m above the floor level are: (1) Translucent (e.g. frosted or textured glazing); or (2) shielded by a fixed external screen that is no more than 20% transparent. Editor's note – a habitable room means a room used for normal domestic activities, and – Includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, study, playroom, family room, home theatre and sunroom.
For assessable development	
Rooming Accommodation	
PO5 Rooming accommodation exceeding five (5) occupants has an on-site management plan that protects adjoining residential amenity.	AO5.1 Rooming accommodation exceeding five (5) occupants has an on-site management plan that protects adjoining residential amenity.

PO6 Development provides acceptable standards of health, safety and amenity for all occupants.	AO6.1 Development comprising either or both: (1) more than 3 occupants; (2) a GFA greater than 300m ² complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP5.7 and MP2.1.
PO7 Development: (1) accommodates occupants vehicles on site; (2) does not result in overflow occupant parking on the street.	AO7.1 No acceptable outcome is nominated.

Item 2: Orientation of buildings to the street

Proposed amendment

6.2.1 Low density residential zone code

6.2.1.2 Purpose

- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) the low density residential zone consists predominantly of dwelling houses with some dual occupancies (other than in the LDR1 large lot, and LDR2 park residential and LDR4 Kinross Road precincts within this zone);
 - (b) development maintains a low density streetscape character;
 - (c) development is designed and located in a manner which makes a positive contribution to the streetscape and protects the privacy and amenity of adjoining residences;
 - (d) where not within a particular precinct, lot sizes are not reduced below 400m², unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;

6.2.1.3 Low density residential zone code - Specific benchmarks for assessment

Table 6.2.1.3.1-Benchmarks for development that is accepted subject to requirements and assessable development

PO32 Design elements contribute to an interesting and attractive streetscape and building through: (1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation; (2) orientation of buildings to the street; (3) variations in material and building form; (4) modulation in the facade, horizontally or vertically; (5) articulation of building entrances and openings; and (6) corner treatments to address both street frontages. Buildings are designed to: (1) contribute to an attractive streetscape and the intended character of the local area; (2) be orientated to the street;	No acceptable outcome is nominated.
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(3) provide modulation and articulation in the building façade and elevations' horizontal and vertical profiles; (4) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features; (5) use similarly proportioned roof forms, doors, windows and balconies to complement the local character; (6) break up the appearance of large buildings through roof form, materials, articulation, projections and recesses that reflect the existing streetscape scale; and (7) articulate building entrances and openings.	
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6.2.4 Character residential zone code

6.2.4.3 Character residential zone code – Specific benchmarks for assessment

Table 6.2.4.3.1—Benchmarks for assessable development

PO11 ~~Design elements contribute to an interesting and attractive streetscape and building through:~~ ~~(1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation;~~ ~~(2) variations in material and building form;~~ ~~(3) modulation in the facade, horizontally or vertically;~~ ~~(4) articulation of building entrances and openings; and~~ ~~(5) corner treatments to address both street frontages.~~ Buildings are designed to: (1) contribute to an attractive streetscape and the intended character of the local area; (2) be orientated to the street; (3) provide modulation and articulation in the building façade and elevations' horizontal and vertical profiles; (4) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features; (5) use similarly proportioned roof forms, doors, windows and balconies to complement the local character; (6) break up the appearance of large buildings through roof form, materials, articulation, projections and recesses that reflect the existing streetscape scale; and (7) articulate building entrances and openings.	No acceptable outcome is nominated.
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Item 3: LDR3 provisions relating to building works

Proposed amendment

6.2.1 Low density residential zone code

6.2.1.3 Low density residential zone code - Specific benchmarks for assessment

Table 6.2.1.3.1 – Benchmarks for development that is accepted subject to requirements and assessable development

PO16 Buildings, other than those located in a high potential bushfire intensity area or very high potential bushfire intensity area on Overlay Map OM-004, incorporate predominantly light weight, sub tropical architectural styles and elements. Editor's note – The bushfire hazard areas mapped in Overlay Map OM-004 are based on State Planning Policy (SPP) mapping. To the extent of any inconsistency, the SPP mapping prevails and should be referred to when evaluating a development proposal's compliance with this assessment provision.	AO16.1 Buildings that are not located in a high potential bushfire intensity area or very high potential bushfire intensity area on Overlay Map OM-004: (1) use light weight finishes such as timber and fibre cement, except for retaining walls and major structural elements; ~~(2) are provided with eaves at least 600mm wide;~~ ~~(3) incorporate verandahs or decks; and~~ ~~(4) use non reflective sheet material for roofing.~~ (2) use non reflective sheet material for roofing; and (3) for material change of use or building work other than for a domestic outbuilding associated with a dwelling house: a) are provided with eaves at least 600mm wide; and b) incorporate verandahs or decks. Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered. Editor's note – The bushfire hazard areas mapped in Overlay Map OM-004 are based on State Planning Policy (SPP) mapping. To the extent of any inconsistency, the SPP mapping prevails and should be referred to when evaluating a development proposal's compliance with this assessment provision.
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Item 4: LDR2 precinct provisions

Proposed amendment

6.2.1 Low density residential zone code

6.2.1.2 Purpose

- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
 - (b) Precinct LDR2: park residential:
 - (i) the precinct retains a semi-rural, bushland character, providing a transition between urban and rural land uses, environmental or conservation areas;
 - (ii) retention of habitat within the precinct is maximised;
 - (iii) housing forms are limited to dwelling houses, and

- (iv) lot sizes are not reduced below 6,000m², unless the resultant lots are consistent with the density and character of the surrounding neighbourhood.

Item 5: Alternative provisions to QDC in the character residential zone

Proposed amendment

1.6 Building work regulated under the planning scheme

- (4) The building assessment provisions are contained in the following parts of this planning scheme:
- (a) Table 5.6.1 Building work;
 - (b) Table 5.9.1 Assessment benchmarks for overlays;
 - (c) 6.2.1 Low density residential zone code;
 - (d) 6.2.4 Character residential zone code;
 - (e) 8.2.2 Bushfire hazard overlay code;
 - (f) 8.2.3 Coastal protection (erosion prone areas) overlay code;
 - (g) 8.2.6 Flood and storm tide hazard overlay code; and
 - (h) 8.2.7 Heritage overlay code.

5.4 Categories of development and assessment—Material change of use

Table 5.4.5—Character residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping Dwelling house Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Accepted	
Substation Utility installation	Accepted	
	If provided by a public sector entity	
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
Dwelling house	Accepted subject to requirements Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
		Character residential zone code
Dual occupancy	Code assessment	
		Character residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

Categories 5.6 Categories of development and assessment – Building work

Table 5.6.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Character residential zone	Accepted subject to requirements Editor's note—Building work for dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation. Editor's note—A performance outcome for dwelling houses in the character residential code is an alternative provision to the Queensland Development Code. If a dwelling house.	Character residential zone code
Accepted development		
Any other building work not listed in this table.		

Editor's note—The above categories of development assessment apply unless otherwise prescribed in the Regulation.

6.2.4 Character residential zone code

6.2.4.3 Character residential zone code – Specific benchmarks for assessment Table 6.2.4.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements	
Dwelling houses	
Editor's note—The following performance outcome is an alternative provision for the purposes of the Queensland Development Code.	
PO1 The location of a building or structure facilitates an acceptable streetscape, appropriate for: (1) the Island's low-key residential building form; and (2) the bulk of the building or structure; and (3) the road boundary setbacks of neighbouring buildings or structures; and (4) the outlook and views of neighbouring residents; and (5) nuisance and safety to the public; and (6) allowing for the retention of native vegetation; and (7) accommodating an on-site waste water treatment system.	AO1.1 Development complies with acceptable solution A1 (for road setbacks) of the following sections of the Queensland Development Code (Design and Siting standard for single detached housing): (1) MP1.1 where lots are under 450m²; or (2) MP1.2 where lot are 450m² and over.

Item 6: Assessment level for certain types of reconfiguration

Proposed amendment

5.5 Categories of development and assessment for reconfiguring a lot

Table 5.5.1 Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development.
Conservation Environment management	Impact assessment	
	If not being undertaken by Redland City Council	The planning scheme
Emerging community	Impact assessment	
	If creating any lot less than 10ha	The planning scheme

Tourist accommodation zone Character residential zone Rural	Impact assessment	
	All If not: (1) rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or (2) creating an easement giving access to a lot from a constructed road.	The planning scheme
Rural	Impact assessment	
	All	The planning scheme
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		Reconfiguring a lot code The relevant zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential Low-medium density residential Medium density residential Principal centre Major centre District centre Local centre Neighbourhood centre Specialised centre Recreation and open space Low impact industry Medium impact industry Waterfront and marine industry Mixed use Community facilities	Code assessment	
		Reconfiguring a lot code The relevant zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Character residential Tourist accommodation Rural	Code assessment	
	If: (1) A boundary realignment; or (2) Creating an access easement.	Reconfiguring a lot code The relevant zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Environmental management Conservation	Code assessment	
	If being undertaken by Redland City Council	Reconfiguring a lot code The relevant zone code Healthy waters code Infrastructure works code Landscape code

		Transport, servicing, access and parking code
Emerging community	Code assessment	
	If all created lots are 10ha or greater in area.	Reconfiguring a lot code Emerging community zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other reconfiguration of a lot not listed in this table. Any reconfiguration of a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		The planning scheme

Editor's note - The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Item 7: Frontage widths in the low density residential zone

Proposed amendment

6.2.1 Low density residential zone code

6.2.1.2 Purpose

(2) The purpose of the code will be achieved through the following overall outcomes:

- (c) where not within a particular precinct, lot sizes are not reduced below 400m² unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;
- (c) where not within a particular precinct or a rear lot, lot sizes are not reduced below an area of 400m² or frontage width of 10m, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.

6.2.1.3 Low density residential zone code - Specific benchmarks for assessment

Table 6.2.1.3.1 - Benchmarks for development that is accepted subject to requirements and assessable development

Reconfiguration other than in LDR1, LDR2 or LDR4 precinct	
PO19 Reconfiguration maintains the low density character of the street. Lots less than 400m ² are not created.	AO19.1 Except for rear and irregular lots, reconfiguration achieves a minimum lot size of 400m ²
PO19 Reconfiguration achieves a minimum lot size of 400m ² and frontage of 10m, unless a rear lot, where a minimum lot size of 600m ² (excluding accessway) is achieved.	No acceptable outcome is nominated.

Item 8: Home-based businesses

Proposed amendment

9.2.2 Home-based business code

9.2.2.3 Home-based business code – Specific benchmarks for assessment

Table 9.2.2.3.1 – Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements	
Home-based business	
PO1 The use is consistent with the character of the locality and does not impact on neighbouring sensitive land uses or local character to a greater degree than the primary residential use of the dwelling.	AO1.1 The use does not involve a business activity that would otherwise be classified as an industry use. Editor's note – Table SC 1.1.3 provides a list of example uses that are classed as industrial.
	AO1.12 The use is contained within the dwelling or associated outbuildings, and does not use more than 60m ² of gross floor area.
	AO1.23 The use is carried out by permanent residents of the dwelling and involves no more than: (1) 3 non-resident employees where in the rural, rural residential or environmental management zones; and (2) 1 non-resident employee otherwise.
	AO1.34 Other than where a bed and breakfast or home based child care, the number of customers or clients visiting the site will be a maximum of: (1) 2 present at any one time; (2) 8 present in any one day; and (3) 40 maximum per week.
	AO1.45 The use does not involve the display or storage of goods or materials related to the use that can be seen from outside the building.
	AO1.56 The use does not emit noticeable vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio, electrical interference, or other similar emissions.
	AO1.67 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO1.78 Other than where a bed and breakfast, customer or

	client visits only occur between 7am to 6pm Monday to Friday and 8am to 4pm on Saturday.
	AO1.89 Where for home-based child care, the use has a maximum of 7 below school age children on the premises at any time, including children who permanently reside in the house. Editor's note — Commercial child care activities are to comply with the relevant child care regulations established by other levels of government.

Item 9: Development near the revetment wall and tidal works in the low density residential zone – precinct LDR5: Canal and landside estates

Proposed amendment

5.6 Categories of development and assessment – building work

Table 5.6.1 Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	Accepted	
	If not accepted subject to requirements	
	Accepted subject to requirements Editor's note—Building work for dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under schedule 9 of the Regulation, or trigger a code assessable Building Work Assessable Against the Planning Scheme application. Refer to the editor's notes in Table 6.2.1.3.1 for further clarification. Editor's note - 'Building work' includes 'excavation or filling that may adversely affect the stability of a building or other structure, whether on the land on which the building or other structure is situated or on adjoining land...' (sch.2 Planning Act 2016 and s.5(1)(b)(ii) Building Act 1975) Editor's note—Some of the acceptable outcomes for detached houses in the Low density residential code are alternative provisions to the Queensland Development Code.	
	If: (1) a dwelling house in precincts LDR1, LDR2, LDR3, LDR4 or LDR5; or (2) a dual occupancy in precinct LDR5; or (3) Building work associated with a dwelling house in LDR5; or (4) Building work associated with a dual occupancy in LDR5. Editor's note: Building work is defined by the <i>Building Act 1975</i> If (1) a dwelling house, swimming pool, or excavation and filling where building work, within precinct LDR5; (2) a dwelling house in precinct LDR1, LDR2, LDR3 or LDR4 LDR5; or (3) a dual occupancy in precinct LDR5.	Low density residential zone code

Accepted development
Any other building work not listed in this table.

5.7 Categories of development and assessment – operational work

Table 5.7.1 Operational work

Excavation and Filling		
All zones except the Conservation Zone	Accepted	
	If carried out by Redland City Council; or If the proposed filling or excavation: (1) does not involve: (a) excavation of 100m³ or more at or below 5m AHD; or (b) filling of 500m³ with an average depth of 0.5m or more on land below 5m AHD; and (2) does not exceed a depth of 750mm on its own or when combined with any previous excavation or filling; and (3) is not located in an area mapped by any of the following overlays: (a) Flood or Storm Tide Hazard Overlay (Flood Prone Area sub-category only); or (b) Coastal Protection (Erosion Prone Area) Overlay; or (c) Waterway Corridors and Wetlands Overlay; or (d) Environmental Significance Overlay; and (4) where located within precinct LDR5: (a) does not exceed a depth of 300mm on its own or when combined with any previous excavation and fill, within 9m of the property boundary adjoining a revetment wall.	
	Code assessment	
	If not accepted	Healthy waters code Infrastructure works code Low density residential zone code
Prescribed tidal works and prescribed decks		
Low density residential zone	Code assessment	
	If in precinct LDR5	Low density residential zone code

6.2.1 Low density residential zone code

6.2.1.3 Low density residential zone code - Specific benchmarks for assessment

Table 6.2.1.3.1-Benchmarks for development that is accepted subject to requirements and assessable development

Dual occupancies and, dwelling houses (including swimming pools) and operational works in precinct LDR5: Canal and lakeside estates Note: Design and construction of prescribed tidal works shall comply with the requirements of the Coastal Protection and Management Act and Queensland Prescribed Tidal Works Code.	
PO7 Development is set back from a property boundary adjoining a revetment wall to: (1) Reduce the risk to new structures from the construction, maintenance, structural deterioration or failure of revetment walls; (2) Maintain the structural stability of revetment walls. Note — All structural elements of a building or structure (e.g. retaining walls and pools), including footings, structural steel and reinforced concrete portions, must comply with the Building Code Of Australia (BCA). The BCA is a uniform set of technical provisions for the design and construction of buildings and structures throughout Australia. The BCA is produced and maintained by the Australian Building Codes Board (ABCB), and given legal effect in Queensland under the <i>Building Act 1975</i>. The BCA requires all buildings and structures to be structurally sound. Where an engineering design is necessary, a building certifier will generally require the building or structure to be certified by a Registered Professional Engineer who is registered to practice practise in Queensland to confirm that these elements meet minimum structural standards and comply with any relevant Australian Standards.	AO7.1 Development is set back 9m from the property boundary adjoining a revetment wall. Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a <u>dwelling house/dual occupancy</u> does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered. Editor's note—Applicants should also be aware that structures, excavation or filling near a canal or revetment wall must maintain the structural integrity of the wall, in accordance with the Building Code of Australia. Any construction, excavation or filling closer than 9m would need to be supported by the correct building structural design certificates which prove that any works within this distance will not cause any movement or damage to the existing revetment wall or bank which may have a limited capacity to withstand additional loadings. These matters are to be addressed in any application for building works. Refer to standard drawing M-RCC-C001 in Planning Scheme Policy 2 – Infrastructure Works. Editor's note - Council has assessed that development that: a) is placed at, or greater than, 9.0m from the top of the revetment wall; or b) does not place more than 2.0kPa net positive load on the revetment wall; is unlikely to cause damage or collapse to the revetment wall.
PO8 Development is set back from property boundaries to provide unimpeded access to allow for the maintenance of revetment walls.	AO8.1 Development is setback a minimum of 2m 2.5m from the property boundary adjoining a revetment wall, to allow for maintenance of the revetment wall to be undertaken from the land. Note: Refer to standard drawings M-RCC-C001, M-RCC-C002 and M-RCC-C004 in Planning Scheme Policy 2 – Infrastructure Works. AO8.2 Development provides a minimum 1m side access along the full length of one side of the property to provide a clear path between the road frontage and the revetment wall to allow for access for maintenance of the revetment wall. Editor's note – The above acceptable outcomes (AO8.1 and AO8.2) are not alternative provisions for the purposes of the Queensland Development Code. Where building work for a <u>dwelling house/dual occupancy</u> does not meet the acceptable

	outcome, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered. Editor's note – PO8 and AO8.1 and AO8.2 and the dimensions included are applicable for the purposes of access for maintenance of revetment walls. They do not override PO7/AO7.1 or PO9/AO9.1 and the dimensions included in these outcomes, which are applicable for revetment wall structural integrity/amenity purposes.
PO9 Development maintains the amenity of adjoining premises and the local area by ensuring that no development (including domestic outbuildings, and other roofed structures, but excluding in-ground swimming pools) is established closer to the canal/lake than existing dwellings on adjoining sites. Note – for PO9, 'dwelling' is taken to include structures which are attached to the dwelling, but not detached structures on the same lot.	AO9.1 Development (including domestic outbuildings and other roofed structures, but excluding in-ground swimming pools) is setback a minimum of 9m from the property boundary adjoining a canal or lake. Editor's note - This acceptable outcome is an alternative provision for the purposes of the Queensland Development Code. Building works for a dwelling house/dual occupancy not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.
PO10 Prescribed decks maintain a high level of visual amenity when viewed from the waterway and adjoining lands and maintain the amenity of adjoining properties.	AO10.1 No acceptable outcome nominated.
PO11 Prescribed decks provide for the efficient and effective monitoring and maintenance of the revetment wall, by not: (1) obstructing the line of site to the revetment wall for aerial survey or visual inspection; (2) restricting or impeding access to the revetment wall for maintenance and repairs. Editor's note: regular aerial surveys and visual inspections are used to detect movement in the revetment wall. Maintenance works include but are not limited to underpinning, piling, rock restacking, concrete cracking or sprawling repairs.	AO11.1 No acceptable outcome nominated.
PO12 Prescribed tidal works (including but not limited to pontoons) maintain the structural integrity of the revetment wall by not: (1) placing additional load on the revetment wall; (2) attaching to or modifying the revetment wall; (3) restricting access to the revetment wall for inspection, maintenance and repairs; (4) otherwise compromising the structural integrity of the revetment wall. Editor's note: these provisions can usually be met with a structural design showing the tidal works are entirely independent of the revetment wall and where all loads are transferred by piers below the zone of influence of the foundation of the revetment wall. It is expected that all design calculations are provided to Council for assessment along with a RPEQ certified design.	AO12.1 For prescribed tidal works that is for a pontoon, the pontoon is constructed in accordance with standard drawing M-RCC-C003 in Planning Scheme Policy 2 – Infrastructure Works. For all other prescribed tidal works; no acceptable solution is identified. Note: This provision is a 'relevant planning scheme standard' relevant to item 12.2 of the Coastal Protection and Management Regulation 2017.

PO13 Prescribed tidal works (including but not limited to pontoons), protect navigable access to adjoining lots and do not impede Council's ability to undertake dredging and bed levelling works to maintain the design profile and depth of a canal.	AO13.1 Prescribed tidal works do not extend seaward of the quay line identified in standard drawings AQUA-01 and RABY-01, RABY-02, RABY-2A, RABY-03 and RABY -04 in Planning Scheme Policy 2 – Infrastructure Works. Note: This provision is a 'relevant planning scheme standard' relevant to item 10.1 of the Coastal Protection and Management Regulation 2017.
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Planning Scheme Policy 2 – Infrastructure Works

Insert into Section 8.0 Standard Drawings

8.6 CANALS

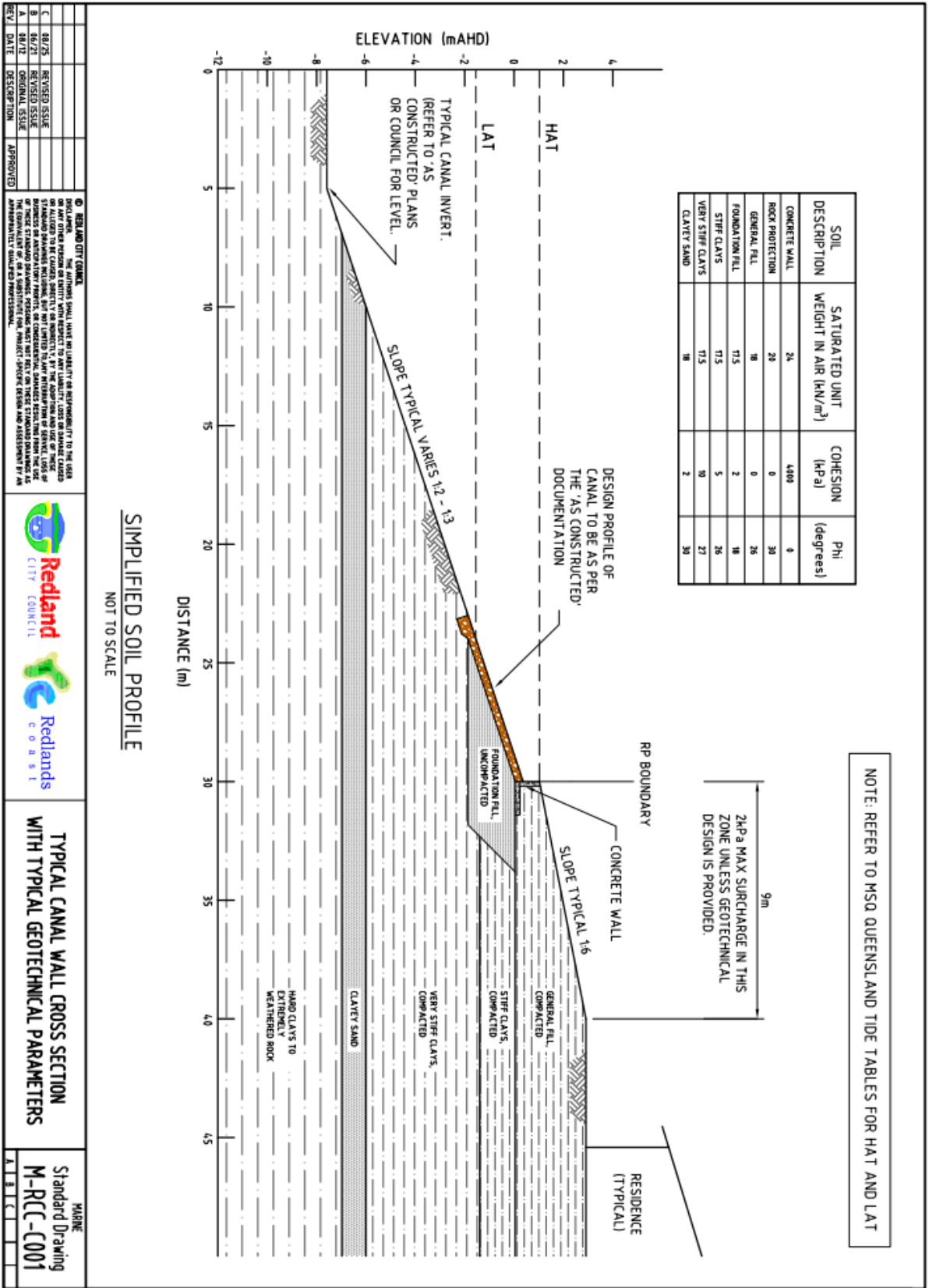
M-RCC-C001 – Typical Canal Wall Cross Section

M-RCC-C002 – Typical Deck Cross Section

M-RCC-C003 – Typical Pontoon Cross Section

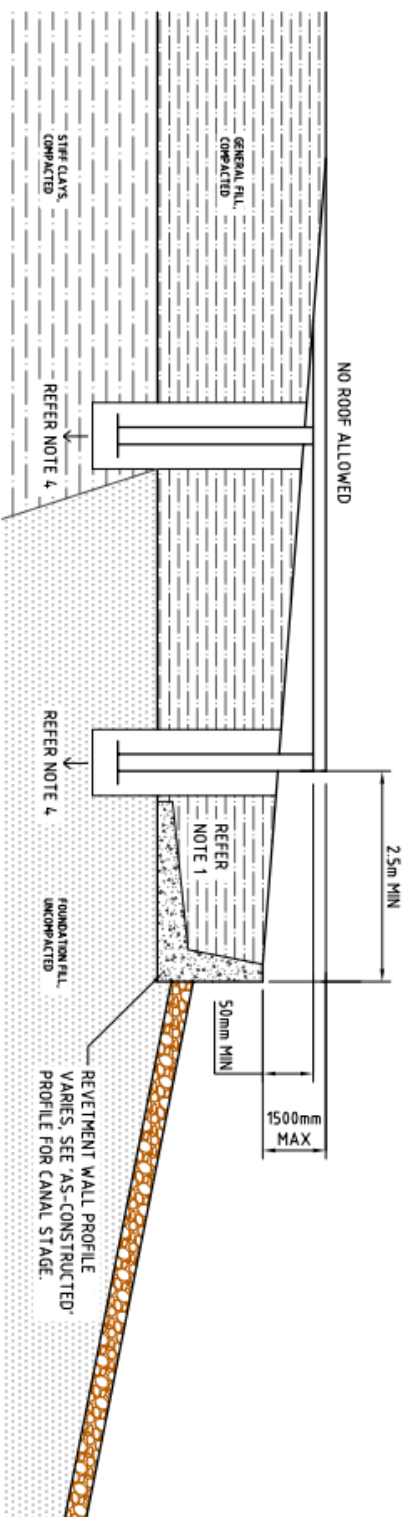
M-RCC-C004 – Typical Pool Cross Section

AQUA-01 and RABY-01, RABY-02, RABY-2A, RABY-03 and RABY -04



NOTES

1. STRUCTURES MUST NOT BE CONNECTED TO, OR SUPPORTED BY RETEMENT WALL.
2. DECK MUST BE REMOVABLE FOR MAINTENANCE.
3. DECK MUST BE DESIGNED SUCH THAT IT DOES NOT PERMANENTLY OBSCURE THE TOP OF THE RETEMENT WALL.
4. 2kPa MAX LOADING OR AS DETERMINED FOR 1.5 FOS FROM GEOTECHNICAL ANALYSIS.
5. MINIMUM SET BACKS - 2.5m



TYPICAL DECK CROSS SECTION

NOT TO SCALE

REV	DATE	DESCRIPTION	APPROVED	DESIGNED BY	CHECKED BY	DATE
D	18/75	REVISED ISSUE				
C	18/21	REVISED ISSUE				
B	18/21	REVISED ISSUE				
A	18/12	ORIGINAL ISSUE				

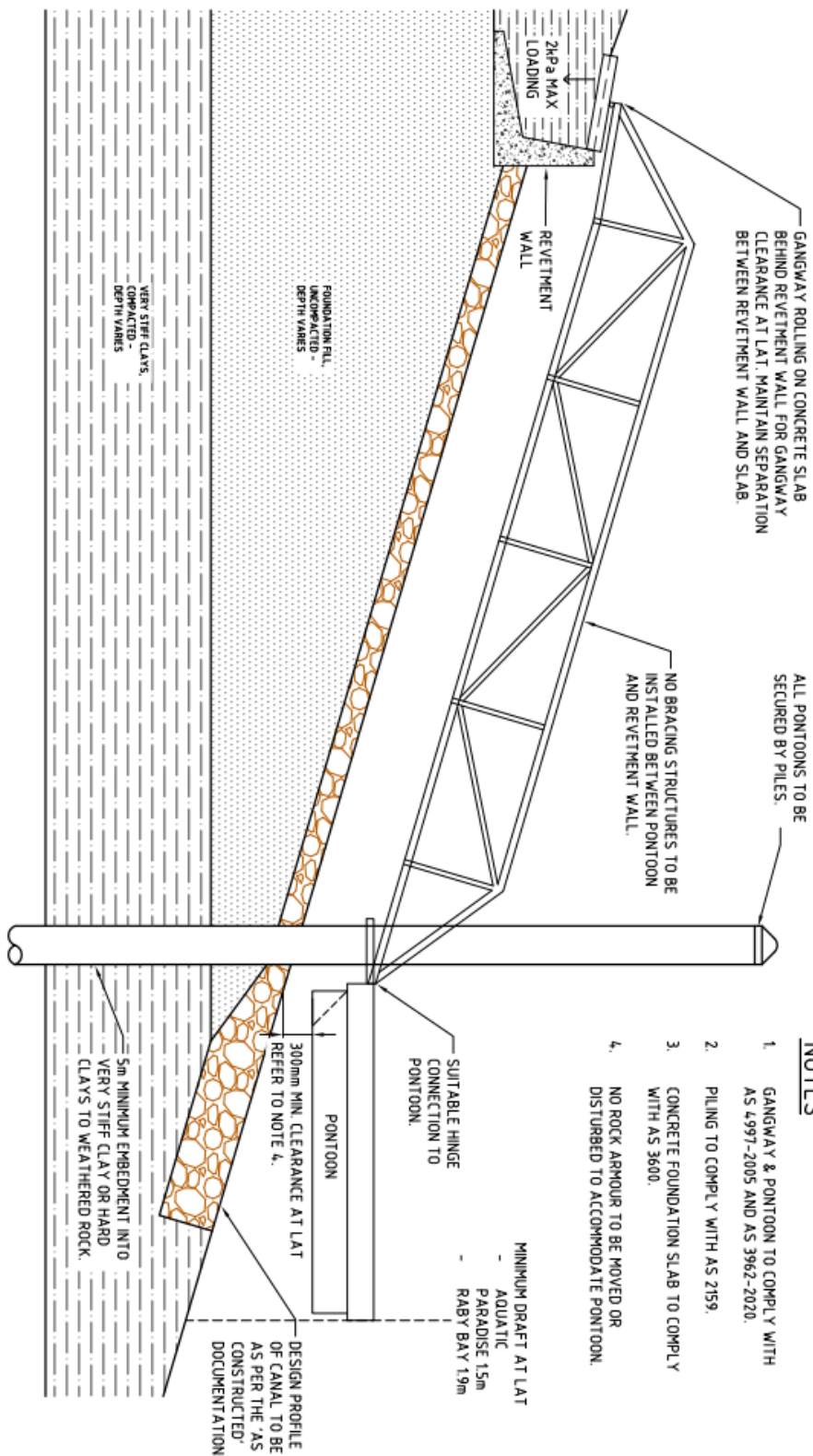
THE USER SHALL HAVE NO LIABILITY OR RESPONSIBILITY TO THE USER OR ANY OTHER PERSON OR ENTITY WITH RESPECT TO ANY LIABILITY, LOSS OR DAMAGE CAUSED OR ALLEGED TO BE CAUSED, DIRECTLY OR INDIRECTLY, BY THE COMPANY AND USE OF THESE SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND/OR REGULATORY REQUIREMENTS, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OF THESE SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND/OR REGULATORY REQUIREMENTS, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OF THESE SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND/OR REGULATORY REQUIREMENTS, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OF THESE SERVICES.



TYPICAL DECK CROSS SECTION

Standard Drawing
M-RC-C002

A B C D



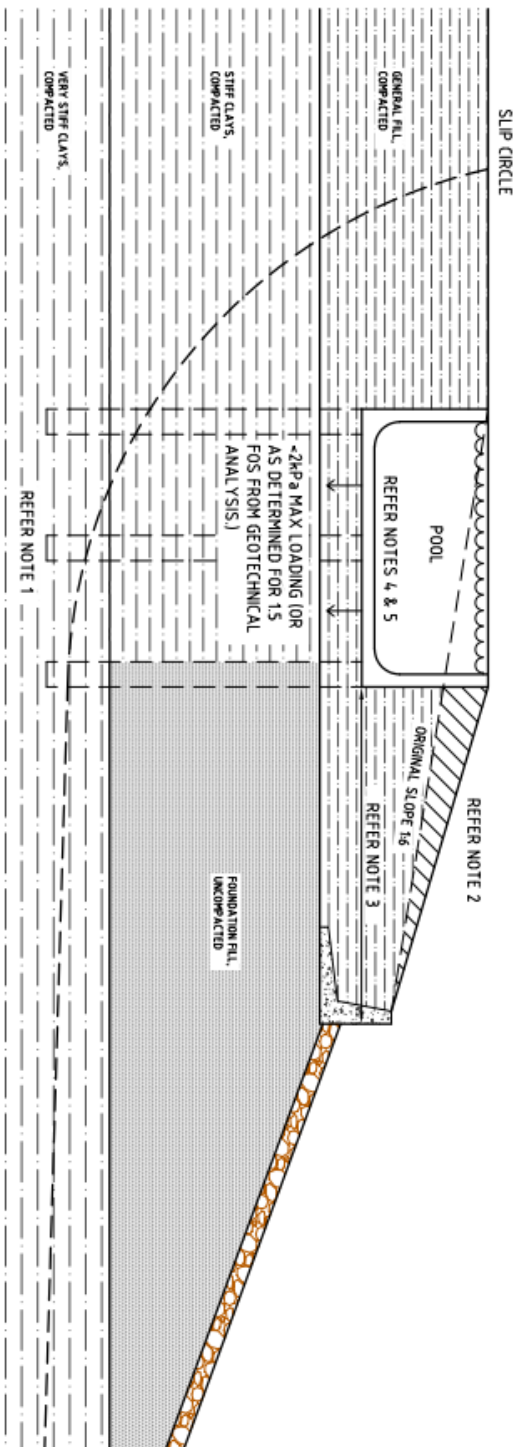
TYPICAL PONTOON CROSS SECTION

NOT TO SCALE

REDLAND CITY COUNCIL THE AUTHOR SHALL HAVE NO LIABILITY OR RESPONSIBILITY TO THE USER OR ANY OTHER PERSON OR ENTITY WITH RESPECT TO ANY LIABILITY, LOSS OR DAMAGE CAUSED BY THE USE OF THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND NOTIFICATIONS FROM THE RELEVANT AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.	
REV	DATE
A	08/12
B	06/21
DESCRIPTION APPROVED ORIGINAL ISSUE REVISED ISSUE	
Redland City Council Redlands COAST	
TYPICAL PONTOON CROSS SECTION	
Standard Drawing M-RCC-C003	

NOTES

1. PILING BELOW SLIP CIRCLE MAY BE REQUIRED.
2. FILL ON SITE SHOULD NOT CONTRAVENE ALTERATION OF LAND LEVELS IN FILL SHOULD NOT EXERT SURCHARGE LOAD $>2kPa$.
3. MINIMUM SET BACKS - 2.5m
4. POOL OVERFLOW MUST BE DIRECTED TO APPROVED POINT OF DISCHARGE (NO DISCHARGE DIRECTLY TO CANAL). POOL MUST HAVE OVERFLOW FITTED.
5. WALL AND FLOOR OF POOL TO SUPPORT WATER PRESSURE. NO LOAD ON EXCAVATION $>2kPa$.



TYPICAL POOL CROSS SECTION

NOT TO SCALE

REV	DATE	DESCRIPTION	APPROVED	DESIGNED BY	CHECKED BY	DATE	DESCRIPTION	APPROVED
D	18/7/25	REVISED ISSUE						
C	18/7/21	REVISED ISSUE						
B	18/7/21	REVISED ISSUE						
A	18/7/21	ORIGINAL ISSUE						

REDLAND CITY COUNCIL THE COUNCIL HAS THE HONOUR TO ADVISE THAT THE AUTHOR HAS ACCEPTED THE LIABILITY OF RESPONSIBILITY TO THE USER OF ANY OTHER PERSON OR ENTITY WITH RESPECT TO ANY LIABILITY, LOSS OR DAMAGE CAUSED BY THE USE OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO, ANY REPRODUCTION OR ALTERATION OF THE INFORMATION, OR ANY OTHER ACT THAT MAY BE CONSIDERED AS A VIOLATION OF THE COPYRIGHT OR OTHER RIGHTS OF THE COUNCIL. THE COUNCIL IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE CAUSED BY THE USE OF THE INFORMATION CONTAINED HEREIN.	Redland City Council Redlands Council	TYPICAL POOL CROSS SECTION	Standard Drawing M-RCC-C004
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Note: this drawing will be reformatted to reflect RCC standard drawing formats and ensure legibility.



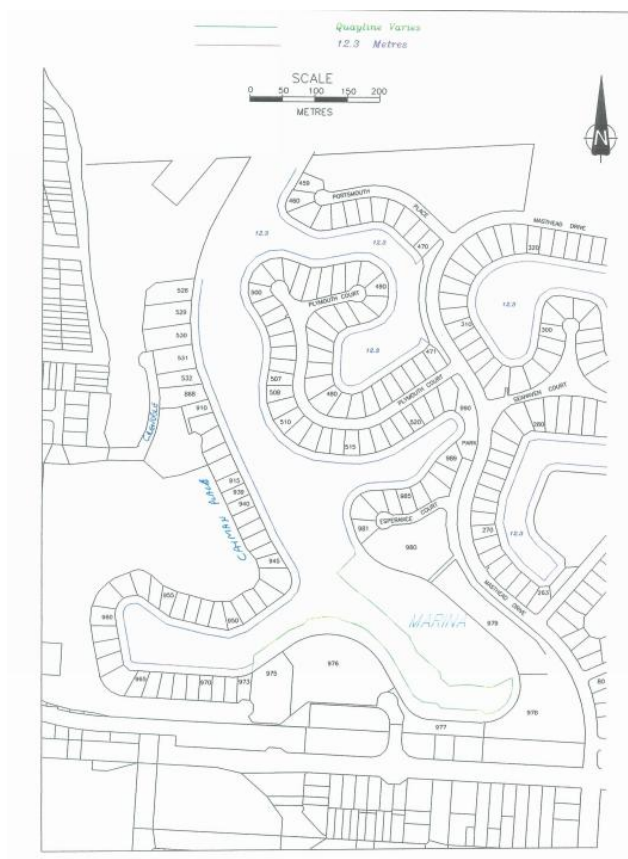
Standard Drawing: RABY-01

Note: this drawing will be reformatted to reflect RCC standard drawing formats and ensure legibility.



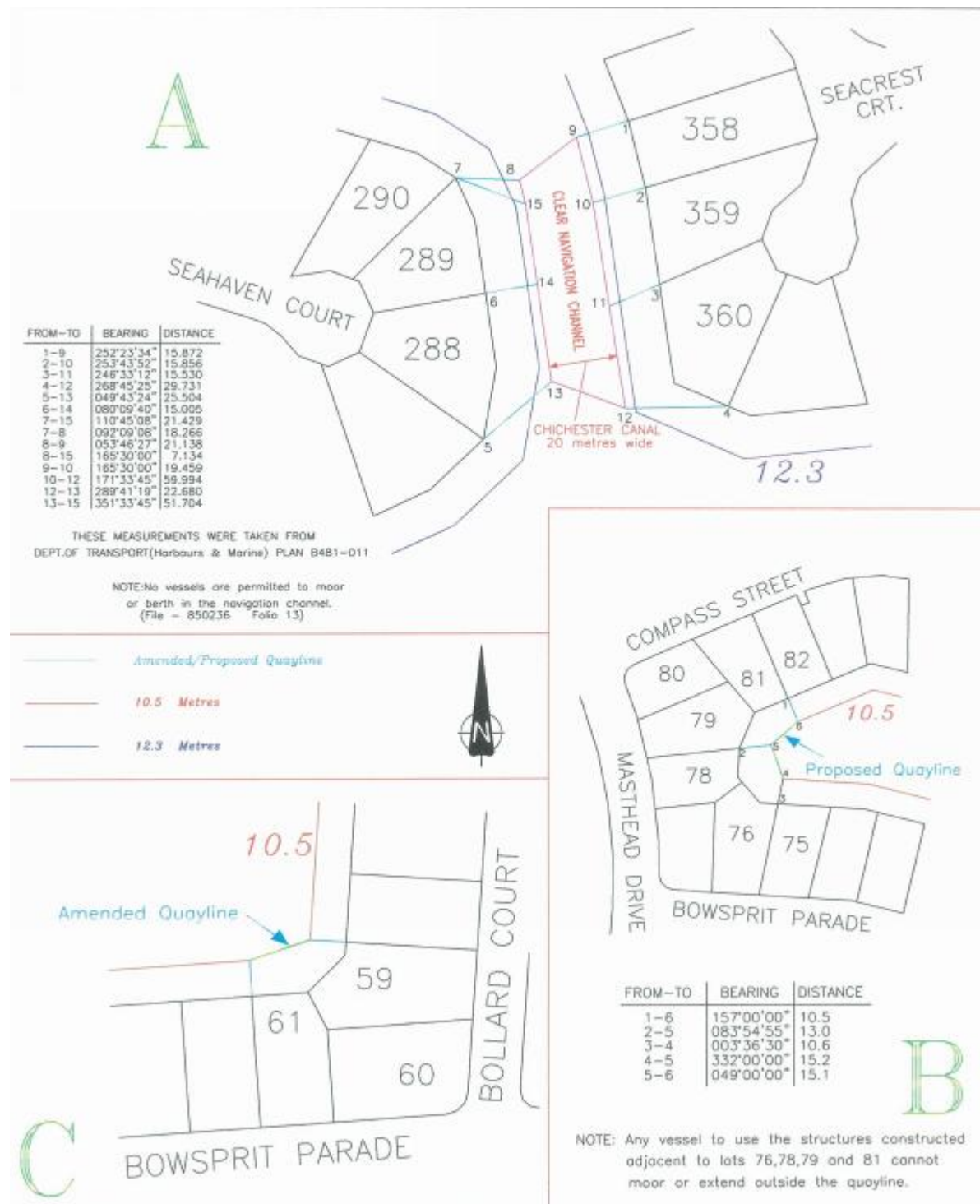
Standard Drawing: RABY-02

Note: this drawing will be reformatted to reflect RCC standard drawing formats and ensure legibility.



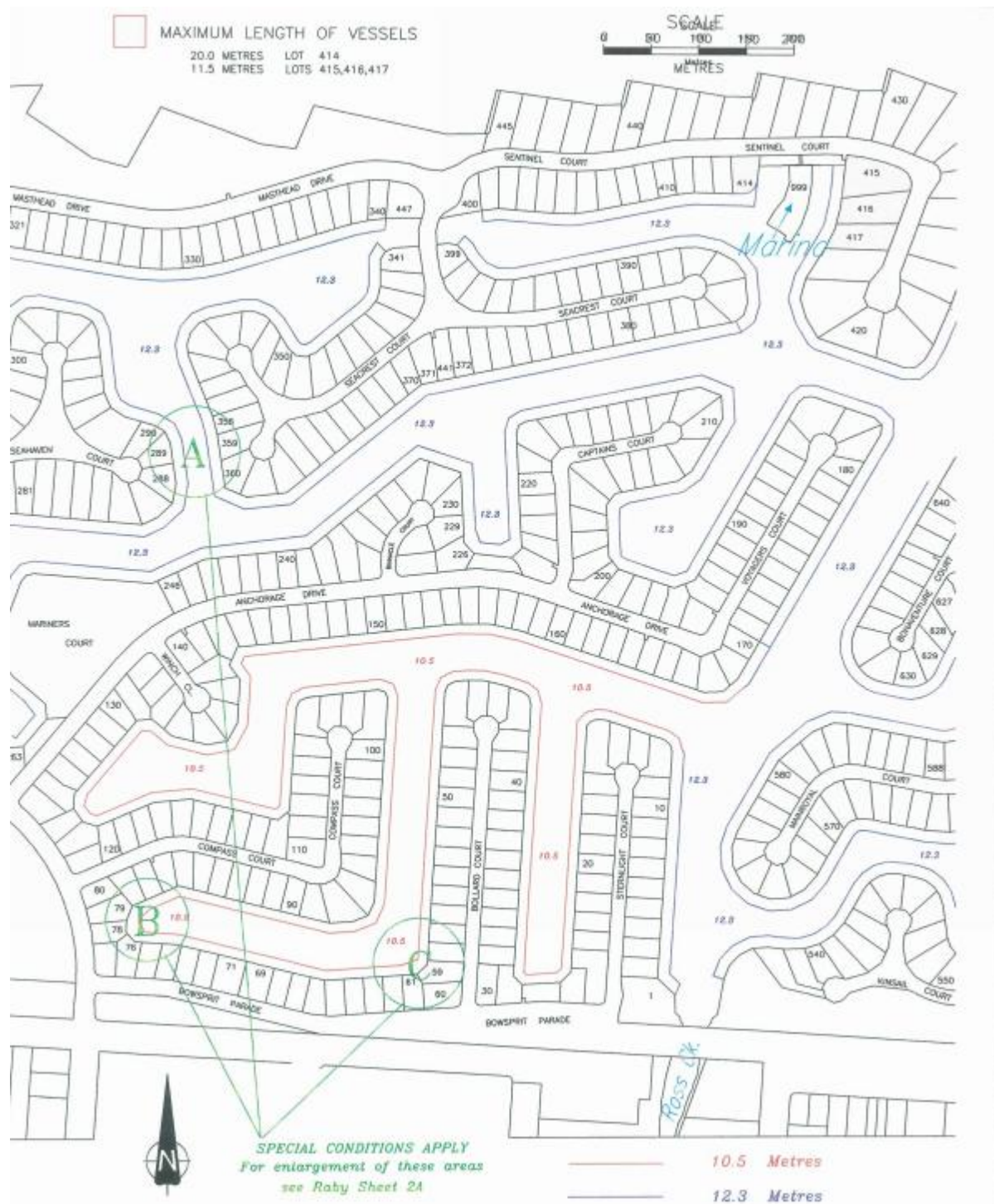
Standard Drawing: RABY-2A

Note: this drawing will be reformatted to reflect RCC standard drawing formats and ensure legibility.



Standard Drawing: RABY-03

Note: this drawing will be reformatted to reflect RCC standard drawing formats and ensure legibility.



Note: this drawing will be reformatted to reflect RCC standard drawing formats and ensure legibility.



Item 10: Rear lot size

Proposed amendment

9.3.4 Reconfiguring a lot code

9.3.4.3 Reconfiguring a lot code – Specific benchmarks for assessment

Table 9.3.4.3.1— Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Design	
PO1 Reconfiguration results in the creation of lots that: (1) are of a size and dimensions which facilitate the uses, character and other outcomes intended for the zone or precinct; (2) have practical, generally regular shapes; and (3) have a width and depth that can easily accommodate the intended end use, associated infrastructure, on-site open space and vehicular access and manoeuvring areas.	AO1.1 New lots comply with Table 9.3.4.3.2—Lot size and dimensions. AO1.2 New lots are rectangular in shape.

Table 9.3.4.3.2—Lot size and dimensions

Zone	Minimum Frontage (metres)	Minimum Lot Area (excluding a rear lot)	Minimum Lot Area for a rear lot (excluding accessway)
Low density residential			
LDR1: Large lot precinct	20	2,000m ²	
LDR2: Park residential precinct	40	6,000m ²	
LDR4: Kinross Road	30	1,600m ²	
Otherwise	10	400m ²	600m ²
Low-medium density residential	10	400m ²	400m ²
Medium density residential	20	800m ²	
Character residential	No reduction in existing lot sizes is intended		
Tourist residential	No reduction in existing lot sizes is intended		
Emerging community	No acceptable outcome is nominated		
Principal centre	No acceptable outcome is nominated		
Major centre	No acceptable outcome is nominated		
District centre	No acceptable outcome is nominated		
Local centre	No acceptable outcome is nominated		
Neighbourhood centre	No acceptable outcome is nominated		
Specialised centre	No acceptable outcome is nominated		
Mixed use	25	2,000m ²	
Low impact industry	25	2,000m ²	
Medium impact industry	40	4,000m ²	
Waterfront and marine industry	25	2,000m ²	
Recreation and open space	No acceptable outcome is nominated		
Community facilities	No acceptable outcome is nominated		
Rural	100	100ha	
Conservation	No reduction in existing lot sizes is intended		
Environmental management	No reduction in existing lot sizes is intended		

6.2.1 Low density residential zone code

6.2.1.2 Purpose

- (1) The purpose of the low density residential zone code is to provide for residential areas with a high level of amenity and characterised by dwelling houses on a range of lot sizes which achieve a general sense of openness and low density streetscapes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - ~~(c) where not within a particular precinct, lot sizes are not reduced below 400m² and achieve a minimum frontage width of 10m (except where for a rear or irregular lot), unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;~~
 - (c) where not within a particular precinct or a rear lot, lot sizes are not reduced below an area of 400m² or frontage width of 10m, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.
 - (d) where not within a particular precinct, rear lot sizes are not reduced below 600m² (excluding accessway), unless the resultant lots are of a size and shape which achieve a high level of amenity, taking into consideration the landlocked nature of rear lots and lack of a street frontage (which would otherwise provide for the general sense of openness expected in this zone);
 - (e) ~~(d)~~ where not within a particular precinct, the density of dual occupancy development is not to exceed one dwelling per 400m² of site area, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood;
 - (f) ~~(e)~~ uses which provide a community service function, such as a community use may be established where they are small scale, do not significantly detract from residential amenity, do not compromise the role of any centre and are located on a collector or higher order road;
 - (g) ~~(f)~~ shops, offices and food and drink outlets are not established;
 - (h) ~~(g)~~ buildings are of a house-like scale;
 - (i) ~~(h)~~ home-based businesses are undertaken where they do not detract from the residential amenity of the area; and
 - (j) ~~(i)~~ development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.

6.2.1.3 Low density residential zone code - Specific benchmarks for assessment

Table 6.2.1.3.1 - Benchmarks for development that is accepted subject to requirements and assessable development

Reconfiguration other than in LDR1, LDR2 or LDR4 precinct	
PO19 Reconfiguration maintains the low density character of the street. Lots less than 400m ² are not created.	AO19.1 Reconfiguration achieves a minimum lot size of 400m ²
PO19 Reconfiguration, where not creating rear lots, achieves a minimum lot size of 400m ² and frontage of 10m.	No acceptable outcome is nominated.
PO20 Rear lots achieve a minimum lot size of 600m ² (excluding accessway), to allow for: (1) protection of residential amenity for the lots being created and existing properties by allowing for increased separation between adjoining dwellings;	No acceptable outcome is nominated.

(2) additional car parking areas recognising the lack on on-street parking for rear lots; and (3) a general sense of openness that would usually be provided by a street frontage.	
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Item 11: Secondary dwellings

Proposed amendment

Part 5 Tables of Assessment

Table 5.4.1—Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House	Accepted	
	If not accepted subject to requirements	
	Accepted subject to requirements Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will may require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If in precincts LDR1, LDR2, LDR3, LDR4 or LDR5.	Low density residential zone code Secondary dwelling code

Table 5.4.2 - Low-medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House	Accepted	
Park Sales office Landing Editor's note – Landings are regulated as prescribed tidal works under the <i>Coastal Protection and Management Act</i>		
Dwelling House	Accepted subject to requirements Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
		Secondary dwelling code

Table 5.4.3 - Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House Park Sales office Landing Editor's note – Landings are regulated as prescribed tidal works under the <i>Coastal Protection and Management Act</i>	Accepted	
	Accepted subject to requirements	
Dwelling House		Secondary dwelling code

Table 5.4.5 - Character residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping Dwelling House Park Sales office Landing Editor's note – Landings are regulated as prescribed tidal works under the <i>Coastal Protection and Management Act</i>	Accepted	
	Accepted subject to requirements Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
Dwelling House		Secondary dwelling code

Table 5.4.6 - Tourist accommodation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House	Accepted	

Park Sales office Landing Editor's note – Landings are regulated as prescribed tidal works under the <i>Coastal Protection and Management Act</i>		
Dwelling House	Accepted subject to requirements	
		Secondary dwelling code

Table 5.4.14 - Environmental management zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House	Accepted subject to requirements	
Caretaker's accommodation	If no more than one dwelling of any kind on the lot Note – A dwelling house containing a secondary dwelling will still be taken to be one dwelling	Secondary dwelling code
Dwelling Unit		

Table 5.4.21 - Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House	Accepted subject to requirements	
Caretaker's accommodation	If no more than one dwelling of any kind on the lot Note – A dwelling house containing a secondary dwelling will still be taken to be one dwelling	Secondary dwelling code
Dwelling Unit		

Table 5.4.22 - Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry	Accepted	
Dwelling House		
Environment facility		
Park		
Sales office		
Telecommunications facility		
Landing		
Editor's note – Landings are regulated as prescribed tidal works		

under the <i>Coastal Protection and Management Act</i>		
Dwelling House	Accepted subject to requirements	
		Secondary dwelling code

Table 5.6.1 Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	Accepted	
	If not accepted subject to requirements	
	Accepted subject to requirements Editor's note—Building work for dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under schedule 9 of the Regulation, or trigger a code assessable Building Work Assessable Against the Planning Scheme application. Refer to the editor's notes in Table 6.2.1.3.1 and Table 9.2.4.3.1 for further clarification. Editor's note—Some of the acceptable outcomes for detached houses in the Low density residential code and secondary dwelling code are alternative provisions to the Queensland Development Code.	
	If 1. a dwelling house in precincts LDR1, LDR2, LDR3, LDR4 or LDR5 ; or 2. a dual occupancy in precinct LDR5 .	Low density residential zone code Secondary dwelling code
Low medium density residential zone	Accepted subject to requirements	
Medium density residential zone	Editor's note—Building work for dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under schedule 9 of the Regulation, or trigger a code assessable Building Work Assessable Against the Planning Scheme application. Refer to the editor's notes in Table 9.2.4.3.1 for further clarification.	
Character residential zone	Editor's note – Some of the acceptable outcomes in the secondary dwelling code are alternative provisions to the Queensland Development Code.	
Tourist accommodation zone		
Environmental management zone		
Rural zone	Dwelling House	Secondary dwelling house code
Emerging community zone		
Accepted development		
Any other building work not listed in this table.		

Editors Notes -

Editors Note - The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Part 9 Development codes

9.2 Use codes

9.2.4 Secondary dwelling code

9.2.4.1 Application

This code applies to secondary dwellings where the code is identified as applicable in the tables of assessment.

When using this code reference should be made to section 5.3.2 and where applicable, section 5.3.3 in Part 5.

9.2.4.2 Purpose

- (1) The purpose of the secondary dwelling code is to manage the impacts of secondary dwellings.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - a. A secondary dwelling does not unduly affect the amenity of the surrounding area;
 - b. A secondary dwelling is subordinate to another dwelling on a lot;
 - c. Development of a secondary dwelling is consistent with the density and character of the surrounding established neighborhood.
 - d. Development of a secondary dwelling provides good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and facilitates off street parking.

9.2.4.3 Secondary dwelling code – Specific benchmarks for assessment

Table 9.2.4.3.1 – Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Secondary dwellings	
PO1 Secondary dwellings are subordinate in size and function and ancillary in appearance to the principal dwelling house on the same lot.	AO1.1 The gross floor area of a secondary dwelling is not to exceed: - 85m² where the lot size is less than 1000m²; or - 112m² where the lot size is 1000m² or more; or - 160m² where the lot is zoned rural and the lot size is 6,000m² or more. Editor's note – Acceptable outcome AO 1.1 is not an alternative provision for the purpose of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.
PO2 A secondary dwelling complies with the relevant Performance Criteria of the Queensland Development Code part MP1.1 or MP1.2, for which the Acceptable Solution is not met.	AO2.1 A secondary dwelling complies with all the Acceptable Solutions specified in the Queensland Development Code part MP1.1 or MP1.2 (the part that applies will depend on the size of the lot). Note – The Queensland Development Code MP1.1 and MP1.2 provisions only apply to single detached dwellings. For the purpose of this acceptable outcome and related performance outcome, the provisions of the Queensland Development Code apply to secondary dwellings, whether attached to or detached from the principal dwelling on the lot. Editor's note – This acceptable outcome is an alternative provision for the purpose of the Queensland Development Code. Building works for a dwelling house not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.

Item 12: Changes to Low Density Residential LDR5 and Dual Occupancies and Dwellings on Corner Lots in the Low Density Residential Zone

Proposed amendments

Part 5 Tables of Assessment

Table 5.4.1—Low density residential zone

5.4 Categories of development and assessment – Material change of use

Table 5.4.1—Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual Occupancy	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)). Editor's note—Dual occupancies that do not comply with any relevant acceptable outcomes of the Queensland Development Code MP1.3 will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If: (1) not in precincts LDR1, LDR2, ~~or LDR4 or LDR5~~ ; and (2) building height is 8.5m or less; and (3) ~~density does not exceed 1 dwelling per 400m² of site area.~~ (3) Density does not exceed: a) 1 dwelling per 400m ² of site area where within precinct LDR3; or b) 1 dwelling per 350m ² of site area where not within a precinct; or c) 1 dwelling per 300m ² of site area where on a corner lot where not within a precinct.	Low density residential zone code
	Code assessment If not in precincts LDR1, LDR2 or LDR4 and not accepted subject to requirements If: a) Not in precincts LDR1, LDR2 or LDR4 and not accepted subject to requirements; or b) Within precinct LDR5 and density does not exceed 1 dwelling per 500m ² of site area.	Low density residential zone code

6.2.1 Low density residential zone code

6.2.1.2 Purpose

- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) The low density residential zone consists predominately of dwelling houses with some dual occupancies (other than in the LDR1 large lot, and LDR2 park residential and LDR4 Kinross Road precincts within this zone);
 - (b) Development maintains a low density streetscape character;
 - (c) where not within a particular precinct, the lot sizes are not reduced below 400m², or 300m² for a corner lot, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;
 - (d) Where not within a particular precinct, the density of dual occupancy development is not to exceed one dwelling per 400m² 350m² of site area or 300m² on a corner lot, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
- (c) Precinct LDR3: Point Lookout Residential
 - (iv) The density of dual occupancy development is not to exceed one dwelling per 400m² of site area, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood.
 - (e) Precinct LDR5: Canal and Lakeside Estates:
 - (i) Development is setback from revetment walls to maintain structural integrity, enable unrestricted access for maintenance and reduce any impacts associated with the construction, maintenance, structural deterioration or failure of revetment walls;
 - (ii) View lines and vistas of waterways and canals are maintained for neighbouring properties; and
 - (iii) Design does not detract from the amenity or character of the area and is complementary to the built form, waterway or landscape setting of the location;
 - (iv) The density of dual occupancy development is not to exceed one dwelling per 500m² of site area, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood;
 - (v) Dual occupancies maintain a unique façade design (they are not mirrored) and the character and streetscape of the area;
 - (vi) Lot sizes are not reduced below 600m² and achieve road and canal frontage widths of at least 15m, unless the resultant lots are consistent with the prevailing density and character of the surrounding established neighbourhood; or
 - (vii) Where existing lot dimensions do not allow for a 15m road frontage to be achieved after subdivision, access to newly created lots is via a single driveway, lot sizes are not reduced below 600m² and achieve a canal frontage width of at least 15m, unless the resultant lots are consistent with the prevailing density and character of the surrounding established neighbourhood; and
 - (viii) sufficient canal frontage is provided for each lot to enable access, provision of infrastructure, safe mooring and manoeuvring for vessels.

6.2.1.3 Low density residential zone code – Specific benchmarks for assessment

Table 6.2.1.3.1-Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Housing in the precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross is limited to dwelling houses.	AO1.1 Dual occupancies are not established in precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross Road.
PO2 In all other areas, dual occupancies occur on lots greater than or equal to 800m ² in area, unless in a	AO2.1 Density does not exceed one dwelling per 400m ² of site area

form that is consistent with the low density, open and low-rise character of the locality	A02.2 The site has a minimum frontage of 20m
PO2 In precinct LDR5 Canal and Lakeside Estates, dual occupancies occur on lots greater than or equal to 1000m ² in area and with a road frontage of 30m.	No acceptable outcome is nominated.
PO3 In precinct LDR5, each dual occupancy dwelling is to maintain a unique façade design (not mirrored).	No acceptable outcome is nominated.
PO4 In precincts LDR3 Point Lookout Residential, dual occupancies occur on lots greater than or equal to 800m ² in area, unless in a form that is consistent with the low density, open and low-rise character of the locality	PO4.1 In precinct LDR3 density does not exceed one dwelling per 400m ² of site area.
	PO4.2 In precinct LDR3 the site has a minimum frontage of 20m.
PO5 Where not within a precinct, dual occupancies occur on lots greater than or equal to 700m ² in area or 600m ² on a corner lot unless in a form that is consistent with the low density, open and low-rise character of the locality.	A05.1 Where not within a precinct, density does not exceed one dwelling per 350m ² of site area on a standard lot or 300m ² on a corner lot.
	A05.2 Where not within a precinct the site has a minimum frontage of 15m or 10m for a corner lot.
PO3 PO7 To provide good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to facilitate off street parking.	A03.1 A07.1 A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP1.3. Note—For the purpose of this AO, a reference to "duplex" in the Queensland Development Code MP1.3 is taken to be "Dual occupancy" as defined by this planning scheme. Note—References to the Queensland Development Code MP1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy. Note—The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of "Dual occupancy" as defined by this planning scheme. Note—Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.
For assessable development	
Reconfiguration other than in LDR1, LDR2, LDR4 or LDR5 precinct	
PO19 PO22 Reconfiguration maintains the low density character of the street. Lots less than 400m ² are not created.	A019.1 A022.1 Reconfiguration achieves a minimum lot size of 400m ² .
Reconfiguration in precinct LDR5	
PO33 Reconfiguration maintains the existing low density character and streetscape of precinct LDR5 canal and lakeside estates, and provides sufficient canal frontage to each lot to enable safe mooring and	No acceptable outcome is nominated.

manoeuvring for vessels larger than those typically stored on a trailer. Lots less than 600m ² in area and with a street frontage less than 15m wide are not created.	
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9.3.4 Reconfiguring a lot code

Table 9.3.4.3.2—Lot size and dimensions

Zone	Minimum Frontage (metres)	Minimum Lot Area (excluding accessway where a rear lot)
Low density residential		
LDR1: Large lot precinct	20	2,000m ²
LDR2: Park residential precinct	40	6,000m ²
LDR4: Kinross Road	30	1,600m ²
LDR5: Canal and lakeside estates	15 (street and canal frontages)	600m ²
Otherwise	10	400m ² 300m ² for a corner lot
Low-medium density residential	10	400m ²

SC1.2 Administrative definitions

Table SC1.2.1 – Additional administrative terms and their definitions

Column 1 Administrative Term	Column 2 Definition
Corner lot	A lot bounded by two or more roads where they intersect or join.

Item 13: Dwellings in the Medium Density Zone and Residential Density in the Emerging Community Zone

Proposed amendment

5.4 Categories of development and assessment – Material change of use

Table 5.4.3— Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house Park Sales office Landing <i>Editor's note- Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act</i>	Accepted	
Dwelling house	Accepted	
	If: (1) not in precincts MDR1, MDR2, MDR3, MDR4 and MDR5; and (2) the subject lot has a site area less than 600m ² .	

6.2.3 Medium density residential zone code

6.2.3.2 Purpose

- (1) The purpose of the medium density residential zone code is to provide for medium density living in areas that are close to public transport or centres, and characterised by a mix of medium density dwelling types including dwelling houses on a range of lot sizes, dual occupancies and multiple dwellings.

6.2.20 Emerging community zone code

6.2.20.2 Purpose

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (d) urban residential development provides for a mix of affordable housing types and achieves a minimum net residential density of 12-15 dwellings per hectare; at least 25 dwellings per hectare with higher densities concentrated around community and centre activities and public transport facilities.

6.2.20.3 – Specific benchmarks for assessment

Table Error! No text of specified style in document..1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Future communities	
PO1 Development facilitates: (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) integration with surrounding communities, through connected movement and open space networks, and shared use of community infrastructure; (4) walkable neighbourhoods with high levels of accessibility for pedestrians, cyclists and public transport; (5) efficient use and integrated management of water; (6) a minimum net residential density of between 12-15 25 dwellings per hectare...	No acceptable outcome is nominated. Editor's note—In order to demonstrate compliance with the performance outcome, a structure plan for the locality may be required.

Part 2 – Zone changes

Summary of Proposed Zone Amendments

Zone Change Reference	Property Details	Proposed Change	Current and Proposed Zone Image
ZC1 – 163 Bay Street, Cleveland	163 Bay Street, Cleveland Lot 1 on RP93335	From environmental management to low density residential.	Current City Plan Version 14 Zone: General Major Amendment Package (02/25) - Residential Map 1 Legend - Cadastral Properties - Areas of Change Zones Residential Zones - Low Density Residential - Low-medium Density Residential Centre Zones - Specialised Centre Recreation Zones - Recreation and Open Space Environmental Zones - Environmental Management - Conservation Proposed Zone Changes: Overview:

ZC2 – 14 Willowie Crescent, Capalaba	14 Willowie Crescent, Capalaba Lot 5 on 122428	From community facilities CF6 to low density residential	Current City Plan Version 14 Zone: General Major Amendment Package (02/25) - Residential Map 2 Legend - Cadastral Properties - Proposed Precinct Change - Areas of Change - Precinct Boundary Zones Residential Zones - Low Density Residential Other Zones - Community Facilities Proposed Zone Changes: Overview:
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