

Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

**Wednesday, 17 September 2025
commencing at 9:30am**

**The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD**

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1 DECLARATION OF OPENING

On establishing there is a quorum, the Mayor will declare the meeting open.

Recognition of the Traditional Owners

Council acknowledges the Quandamooka people who are the traditional custodians of the land on which we meet. Council also pays respect to their elders, past and present, and extends that respect to other indigenous Australians who are present.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Motion is required to approve leave of absence for any Councillor absent from today's meeting.

3 DEVOTIONAL SEGMENT

Member of the Ministers' Fellowship will lead Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

General Meeting - 20 August 2025.

6 DECLARATION OF PRESCRIBED CONFLICT OF INTERESTS AND DECLARABLE CONFLICT OF INTERESTS

Councillors are reminded of their responsibilities in relation to a Councillor's Prescribed Conflict of Interest and Declarable Conflict of Interest at a meeting. For full details see Chapter 5B of the *Local Government Act 2009*.

In summary:

Obligation of Councillor with Prescribed Conflict of Interest

Section 150EL of the *Local Government Act 2009* requires Councillors to declare a Prescribed Conflict of Interest in a matter as soon as they become aware of their interest in the matter, either:

- (1) *at a local government meeting, or*
- (2) *as soon as practicable, by giving the Chief Executive Officer written notice of the prescribed conflict of interest.*
- (3) The declaration must include the following particulars:
 - (a) *For a gift, loan or contract – the value of the gift, loan or contract;*
 - (b) *For an application for which a submission has been made – the matters the subject of the application and submission;*
 - (c) *The name of any entity, other than the Councillor, that has an interest in the matter;*
 - (d) *The nature of the Councillor's relationship with the entity mentioned in (c) above;*
 - (e) *Details of the Councillor's, and any other entity's, interest in the matter.*

Dealing with Prescribed Conflict of Interest at a Meeting

Pursuant to Section 150EM of the *Local Government Act 2009*, if a Councillor declares a Prescribed Conflict of Interest in a matter, ***the Councillor must leave the place at which the meeting is being held, including any area set aside for the public, and stay away from the place while the matter is discussed and voted on.***

Obligation of Councillor with Declarable Conflict of Interest

Section 150EQ of the *Local Government Act 2009* requires Councillors to declare a Declarable Conflict of Interest in a matter as soon as they become aware of their interest in the matter, either:

- (1) *at a local government meeting, or*
- (2) *as soon as practicable, by giving the Chief Executive Officer written notice of the declarable conflict of interest.*
- (3) The declaration must include the following particulars:
 - (a) *The nature of the declarable conflict of interest;*
 - (b) *If the declarable conflict of interest arises because of the councillor's relationship with a related party:*
 - (i) *The name of the related party; and*
 - (ii) *The nature of the relationship of the related party to the Councillor; and*
 - (iii) *The nature of the related party's interests in the matter;*

(c) *If the Councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person:*

- (i) The name of the other person; and*
- (ii) The nature of the relationship of the other person to the Councillor or related party; and*
- (iii) The nature of the other person's interests in the matter; and*
- (iv) The value of the gift or loan, and the date the gift was given or loan was made.*

Procedure if Councillor has Declarable Conflict of Interest

Pursuant to Section 150ES of the *Local Government Act 2009*, eligible Councillors at the meeting must, by resolution, decide whether the Councillor who has declared the interest:

May participate in a decision about the matter at the meeting, including by voting on the matter;
or

Must leave the place at which the meeting is being held, including any area set aside for the public, and stay away from the place while the eligible Councillors discuss and vote on the matter.

Duty to report another Councillor's Prescribed Conflict of Interest or Declarable Conflict of Interest

Pursuant to section 150EW of the *Local Government Act 2009*, a Councillor who reasonably believes or reasonably suspects another Councillor has a Prescribed Conflict of Interest or a Declarable Conflict of Interest in a matter must:

Immediately inform the person who is presiding at the meeting about the belief or suspicion; or

As soon as practicable, inform the Chief Executive Officer of the belief or suspicion.

The Councillor must also inform the person presiding, or the Chief Executive Officer, of the facts and circumstances forming the basis of the belief or suspicion.

Record of Prescribed and Declarable Conflicts of Interest

Where a Councillor informs the meeting of a Prescribed or Declarable Conflict of Interest, section 150FA of the *Local Government Act 2009* requires the following information to be recorded in the minutes of the meeting:

The name of the Councillor who may have a prescribed or declarable conflict of interest in the matter;

The particulars of the prescribed or declarable conflict of interest;

If another Councillor informs the meeting of a belief or suspicion, about another Councillor's Conflict of Interest:

- (a) The action the Councillor takes;
- (b) Any decision by eligible Councillors; and
- (c) The name of each eligible Councillor who voted in relation to whether the Councillor has a declarable conflict of Interest, and how each eligible Councillor voted.

Whether the Councillor participated in deciding the matter, or was present for deciding the matter;

For a matter to which the Prescribed or Declarable Conflict of Interest relates:

- (a) The name of the Councillor who has declared the conflict of interest;*
- (b) The nature of the personal interest, as described by the Councillor;*

- (c) The decision made;*
- (d) Whether the Councillor participated in the meeting under an approval by the Minister;*
- (e) If the Councillor voted on the matter, how they voted; and*
- (f) How the majority of Councillors voted on the matter.*

If the Councillor has a Declarable Conflict of Interest, in addition to the information above, the following information must be recorded in the minutes:

- (a) The decision and reasons for the decision as to whether the Councillor with the Declarable Conflict of Interest may participate in the decision, or must not participate in the decision; and
- (b) The name of each eligible Councillor who voted on the decision, and how the eligible Councillor voted.

7 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETINGS**7.1 DRAFT BIRKDALE COMMUNITY PRECINCT LOCAL GOVERNMENT INFRASTRUCTURE DESIGNATION CONSULTATION REPORT**

At the General Meeting 13 September 2023 (Item 14.1 refers), Council resolved as follows:

- 1. To endorse the Birkdale Community Precinct Local Government Infrastructure Designation Consultation Summary Report, including responses to submissions.*
- 2. To note that officers will continue to progress amendments to the Birkdale Community Precinct Local Government Infrastructure Designation based on the Consultation Report, and that a report seeking Council endorsement to make the designation will be brought to a future meeting of Council.*
- 3. To thank the community for its participation in the consultation.*

A report will be brought to a future meeting of Council.

7.2 BIRKDALE COMMUNITY PRECINCT

At the General Meeting 16 April 2025 (Item 18.2 refers), Council resolved as follows:

1. *To acknowledge the Birkdale Community Precinct (BCP) is a site of special community interest containing recognised cultural, environmental and heritage values and note community interest in the planning, financial viability, and long-term stewardship of the site.*
2. *To request a report be brought to a future General Meeting, providing clarity and assurance on the following matters:*
 - a. *Project Delivery:*
Identify which elements of the Birkdale Community Precinct Master Plan are currently proposed for delivery in the lead-up to the Brisbane 2032 Olympic and Paralympic Games.
 - b. *Financial Modelling and Legacy Planning:*
Document the process, research, external expertise and methodology applied to the design, planning and future operations of the proposed Redland Whitewater Centre and Birkdale Swimming Lagoon.
 - c. *Cultural, Environmental and Heritage Management:*
Clarify how Council will ensure that site works will be undertaken consistent with best-practice land stewardship principles, including an update on the status of the Federal Conservation Agreement and Environment Protection and Biodiversity Conservation Act 1999 referral.
 - d. *Consultation and Co-Design:*
To realise the social value propositions that are possible for this intergenerational precinct, and to build on the work of the successful piloted community partnerships program, complete the Birkdale Community Precinct Activation Framework to encourage ongoing community stewardship and participation in master plan implementation.

A report will be brought to a future meeting of Council.

7.3 BENCHMARKING WITH NORTHERN QUEENSLAND COUNCILS ON VEGETATION POLICIES

At the General Meeting 16 April 2025 (Item 18.1 refers), Council resolved as follows:

1. *That suitable officers from Council's Parks and Conservation Team work with their counterparts from North Queensland councils to understand and learn about the vegetation policies and practices they have in place to mitigate the impact of extreme weather events.*
2. *That a report be brought to Council outlining learnings from other local government areas and how these learnings can be adopted into our practices.*

A report will be brought to a future meeting of Council.

7.4 INDOOR SPORTS FACILITIES PLANNING

At the General Meeting 13 September 2024 (Item 16.1 refers), Council resolved as follows:

1. *To endorse officers to investigate opportunities for a new indoor sports facility to be established in Redlands Coast as a legacy outcome in the lead up to the Brisbane 2032 Olympic and Paralympic Games.*
2. *To endorse the development of an Indoor Sports Facility Action Plan for the Redlands Coast identifying priority locations, funding requirements and opportunities for refurbishing existing facilities to obtain a minimum of six indoor courts.*
3. *To endorse the development of a feasibility study on the priority site(s) identified by the indoor sports court action plan.*
4. *To bring a report to Council on the outcomes of Brisbane 2032 Olympic and Paralympic Games indoor sports facility investigation and the Indoor Sports Facility Action Plan.*

A report will be brought to a future meeting of Council.

7.5 CLEVELAND REVITALISATION TOWN CENTRE PROJECT UPDATE

At the General Meeting 16 July 2025 (Item 14.1 refers), Council resolved as follows:

1. *To note the report and associated attachment.*
2. *To note a Cleveland Revitalisation Town Centre Project Update will be provided to a future General Meeting of Council.*

A report will be brought to a future meeting of Council.

8 MAYORAL MINUTE

In accordance with s.6.9 of Council Meeting Standing Orders, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

9 PUBLIC PARTICIPATION

In accordance with s.6.10 Council Meeting Standing Orders:

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.
3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject
 - c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting; and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
 - a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.

10 PETITIONS AND PRESENTATIONS**10.1 PETITION - CR PAUL GOLLÈ - HELP PROTECT LUKE STREET TREES THORNLANDS**

In accordance with s.6.11 of Council Meeting Standing Orders, Councillor Paul Gollè will present the petition and motion as follows:

That the petition is of an operational nature and be received and referred to the Chief Executive Officer for consideration.

10.2 PETITION - CR SHANE RENDALLS - REQUEST FOR PUBLIC REPORT ON COSTS, REVENUES AND RELATED ISSUES RE: SERVICING REDLAND CITY COUNCIL'S ISLAND COMMUNITIES

In accordance with s.6.11 of Council Meeting Standing Orders, Councillor Shane Rendalls will present the petition and motion as follows:

That the petition is of an operational nature and be received and referred to the Chief Executive Officer for consideration.

11 MOTION TO ALTER THE ORDER OF BUSINESS

The order of business may be altered for a particular meeting where the Councillors at that meeting pass a motion to that effect. Any motion to alter the order of business may be moved without notice.

12 REPORTS FROM THE OFFICE OF THE CEO

Nil.

13 REPORTS FROM ORGANISATIONAL SERVICES

13.1 AUGUST 2025 MONTHLY FINANCIAL REPORT

Objective Reference: A12416944

Authorising Officer: Sandra Bridgeman, Executive Group Manager Financial Services & Chief Financial Officer

Responsible Officer: Melanie Reimann, Group Manager Financial Services

Report Author: Udaya Panambala Arachchilage, Corporate Financial Reporting Manager

Attachments: 1. August 2025 Monthly Financial Report [↓](#)

PURPOSE

To note the year-to-date financial results as at 31 August 2025.

BACKGROUND

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This enables the organisation to periodically review its financial performance and position and respond to changes in community requirements, market forces or other outside influences.

ISSUES

Opening balances for 2025-26 financial year

The opening balances for the current financial year are still to be finalised and audited. As such, the financial position for the month of August may adjust over the coming months until Council receives Queensland Audit Office (QAO) certification, expected in early October 2025.

2024-2025 to 2025-2026 carryover budget review

Council adopted a carryover budget on 20 August 2025 to accommodate capital works straddling multiple financial years. The attached monthly financial report incorporates the carryover budget noting the final audited opening balances will receive clearance from QAO early October.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial sustainability ratios as at the end of August 2025.

- Operating Surplus Ratio
- Operating Cash Ratio
- Unrestricted Cash Expense Cover Ratio
- Asset Consumption Ratio
- Leverage Ratio
- Net Financial Liabilities Ratio

The Asset Sustainability Ratio did not meet the target at the end of August 2025 and continues to be a stretch target for Council with renewal spends of \$4.03M and depreciation expense of \$13.24M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful lives and can fluctuate month to month depending on the timing of capital work.

Capital spend on non-renewal projects increases the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio.

The Council-Controlled Revenue, Population Growth, and Asset Renewal Funding Ratios are reported for contextual purposes only. Population Growth and Asset Renewal Funding Ratios will not materially change from month to month.

Legislative Requirements

The August 2025 financial report is presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

The August 2025 financial report has been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There is no direct financial impact to Council as a result of this report, however it provides an indication of financial outcomes at the end of August 2025.

People

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Environmental

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Social

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Human Rights

There are no human rights implications from this report as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond*:

Efficient and effective organisation objectives

- 7.1 Improve the efficiency and effectiveness of Council's service delivery to decrease costs and enhance customer experience and community outcomes.
- 7.4 Demonstrate good governance through transparent, accountable processes and sustainable practices and asset management.

CONSULTATION

Consulted	Date	Comment
Council departmental officers	Year to date 31 August 2025	Consulted on financial results and outcomes.
Financial Services Group officers	Year to date 31 August 2025	Consulted on financial results and outcomes.
Executive Leadership Team and Senior Leadership Team	Year to date 31 August 2025	Recipients of variance analysis between actual and budget. Consulted as required.

OPTIONS**Option One**

That Council resolves to note the financial position, results and ratios for August 2025 as presented in the attached Monthly Financial Report.

Option Two

That Council resolves to request additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the financial position, results and ratios for August 2025 as presented in the attached Monthly Financial Report.



Monthly Financial Report

August 2025



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1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 August 2025.

The opening balances for the current year are still to be finalised and audited. As such, the financial position for the month of August may adjust over the coming months until Council receives Queensland Audit Office (QAO) certification, expected in early October 2025. The annual revised budgeted balances for 2025-2026 include the changes from the budget carryovers adopted by Council on 20 August 2025.

Key Financial Highlights and Overview

Key Financial Results (\$'000)	Annual Revised Budget	YTD Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✖
Operating Surplus / (Deficit)	735	25,859	26,334	475	2%	✓
Recurrent Revenue	416,973	93,047	92,327	(720)	-1%	✖
Recurrent Expenditure	416,238	67,188	65,993	(1,195)	-2%	✓
Capital Works Expenditure	152,446	22,639	10,729	(11,910)	-53%	✓
Closing Cash & Cash Equivalents	209,253	260,756	248,698	(12,058)	-5%	✖
Short-Term Investment	50,000	50,000	50,000	-	0%	✓

Council reported a year to date operating surplus of \$26.33M which is favourable to budget by \$475K. This favourable variance is impacted by higher than budgeted fee income from developer and plumbing applications and lower than budgeted depreciation expense due to the timing of capital works completion. Lower than budgeted water consumption has resulted in levies and utility charges revenue as well as bulk water expenses being lower than budget.

Council's capital works expenditure is behind budget by \$11.91M due to timing of works for a number of infrastructure projects.

Council's cash balance at 31 August 2025 of \$248.7M is behind budget mainly due to timing of cash flows, with higher than budgeted payments for suppliers, lower than budgeted receipts from customers, partially offset by lower payments for property, plant and equipment and higher than budgeted capital grants, subsidies and contributions. Constrained cash reserves represent 48% of the cash balance.

2. KEY PERFORMANCE INDICATORS

During 2024, a new Financial Management (Sustainability) Guideline (the Guideline) was developed by the Department of Housing, Local Government, Planning and Public Works following consultation with local governments and other stakeholders which supersedes the Financial Management (Sustainability) Guideline 2013. The Guideline applies to all Queensland local governments for calculating the relevant financial sustainability measures detailed in the *Local Government Regulation 2012* and are presented below.

Type	Financial Sustainability Measures	Target	Annual Revised Budget	YTD Actual	Status Achieved ✓ Not achieved ✖
Financial Capacity	Council-Controlled Revenue*	Contextual - No target specified	92.78%	94.34%	N/A
	Population Growth Ratio*	Contextual - No target specified	1.23%	1.23%	N/A
Operating Performance	Operating Surplus Ratio	Greater than 0%	0.17%	28.27%	✓
	Operating Cash Ratio	Greater than 0%	23.04%	43.96%	✓
Liquidity	Unrestricted Cash Expense Cover Ratio	Greater than 2 months	5.72	7.34	✓
Asset Management	Asset Sustainability Ratio	Greater than 60%	89.38%	30.44%	✖
	Asset Consumption Ratio	Greater than 60%	60.14%	61.54%	✓
	Asset Renewal Funding Ratio*	Contextual - No target specified	100.00%	100.00%	N/A
Debt Servicing Capacity	Leverage Ratio	0 - 4 times	1.05	2.02	✓
Level of Debt	Net Financial Liabilities Ratio**	Less than 60% (on average over the long-term)	-26.49%	-150.74%	✓

* The Council-Controlled Revenue, Population Growth, and Asset Renewal Funding Ratio measures are reported for contextual purposes only. Population Growth and Asset Renewal Funding Ratios will not materially change from month to month.

** The Net Financial Liabilities Ratio is negative as current assets are greater than total liabilities. This measure is presented in addition to the nine financial sustainability measures required to provide more information to the community.

3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 31 August 2025					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Recurrent revenue					
Rates charges	143,632	143,632	35,980	35,760	(220)
Levies and utility charges	227,034	227,034	49,154	46,820	(2,334)
Less: Pensioner remissions and rebates	(4,102)	(4,102)	(974)	(968)	6
Fees	24,952	24,952	4,734	6,277	1,543
Rental income	964	964	136	185	49
Interest received	10,477	10,477	1,924	2,140	216
Sales revenue	5,250	5,250	782	1,086	304
Other income	589	589	108	208	100
Grants, subsidies and contributions	7,908	8,178	1,203	819	(384)
Total recurrent revenue	416,703	416,973	93,047	92,327	(720)
Recurrent expenses					
Employee benefits	124,045	124,008	21,039	20,852	(187)
Materials and services	194,783	195,059	29,972	30,291	319
Finance costs	5,090	5,090	878	818	(60)
Depreciation and amortisation	92,607	92,607	15,435	14,121	(1,314)
Other expenditure	680	680	66	119	53
Net internal costs	(1,205)	(1,205)	(202)	(208)	(6)
Total recurrent expenses	415,999	416,238	67,188	65,993	(1,195)
OPERATING SURPLUS / (DEFICIT)	704	735	25,859	26,334	475
Capital revenue					
Grants, subsidies and contributions	55,432	60,993	3,047	3,566	519
Non-cash contributions	18,067	18,067	-	-	-
Total capital revenue	73,499	79,060	3,047	3,566	519
Capital expenses					
(Gain) / loss on disposal of non-current assets	289	289	48	101	53
Total capital expenses	289	289	48	101	53
TOTAL INCOME	490,202	496,032	96,094	95,893	(201)
TOTAL EXPENSES	416,287	416,527	67,236	66,094	(1,142)
NET RESULT	73,915	79,505	28,858	29,799	941
Other comprehensive income / (loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	73,915	79,505	28,858	29,799	941

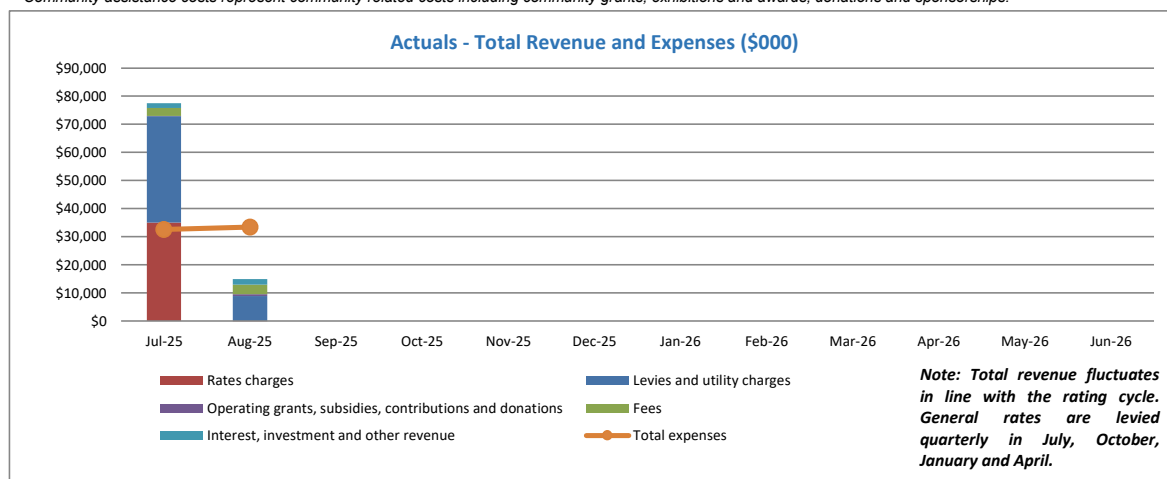
3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS					
For the period ending 31 August 2025					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Budget	Actual	Variance
	Budget	Budget	\$000	\$000	\$000
	\$000	\$000			
Levies and utility charges					
Refuse collection rate charge	44,987	44,987	7,454	7,479	25
SES separate charge	540	540	134	135	1
Environment & Coastal Management Separate Charge	19,206	19,206	4,785	4,797	12
Separate charge landfill remediation	5,793	5,793	1,445	1,442	(3)
Wastewater charges	65,902	65,902	16,354	16,224	(130)
Water access charges	28,458	28,458	7,079	6,984	(95)
Water consumption charges	62,147	62,147	11,903	9,759	(2,144)
Total levies and utility charges	227,034	227,034	49,154	46,820	(2,334)

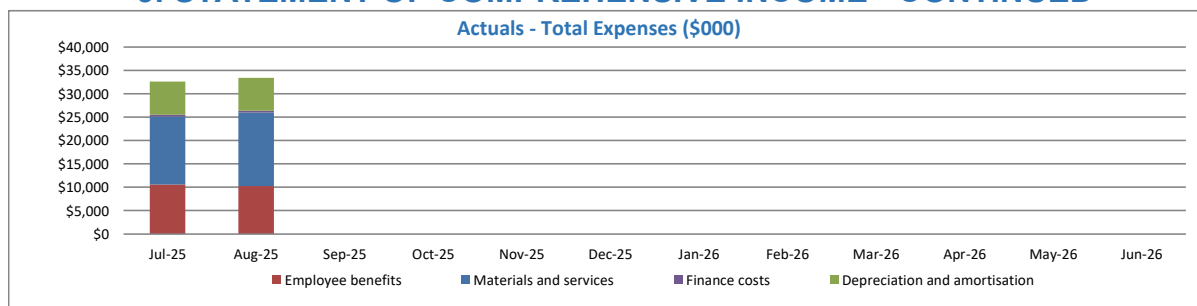
MATERIALS AND SERVICES ANALYSIS					
For the period ending 31 August 2025					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Budget	Actual	Variance
	Budget	Budget	\$000	\$000	\$000
	\$000	\$000			
Materials and services					
Contractors	59,363	59,418	7,092	9,274	2,182
Consultants	6,248	6,418	662	791	129
Other Council outsourcing costs*	31,473	31,340	4,433	4,456	23
Purchase of materials	65,319	65,204	12,188	9,924	(2,264)
Office administration costs	6,223	6,481	1,210	1,604	394
Electricity charges	6,803	6,803	1,129	1,196	67
Plant operations	4,028	4,048	633	612	(21)
Information technology resources	9,004	9,004	1,494	1,427	(67)
General insurance	3,717	3,717	619	619	-
Community assistance**	1,898	1,919	387	259	(128)
Other material and service expenses	707	707	125	129	4
Total materials and services	194,783	195,059	29,972	30,291	319

* Other Council outsourcing costs are various outsourced costs including refuse collection and disposal, waste disposal, legal services, traffic control, external training, valuation fees, etc.

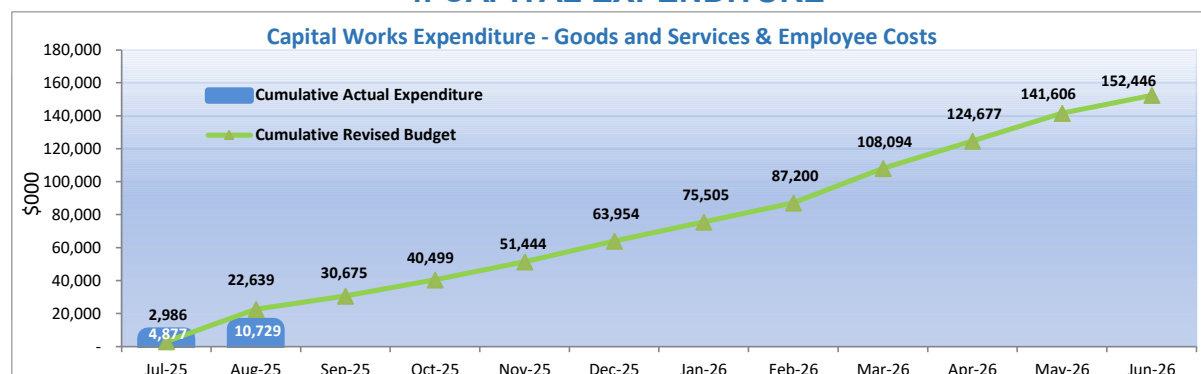
** Community assistance costs represent community related costs including community grants, exhibitions and awards, donations and sponsorships.



3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED



4. CAPITAL EXPENDITURE



	Annual Revised Budget \$'000	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000
Capitalised goods and services*	142,723	22,244	9,344	(12,900)
Capitalised employee costs	9,723	395	1,385	990
Total	152,446	22,639	10,729	(11,910)

* Excludes capital prepayments.

Notable Programs and Projects

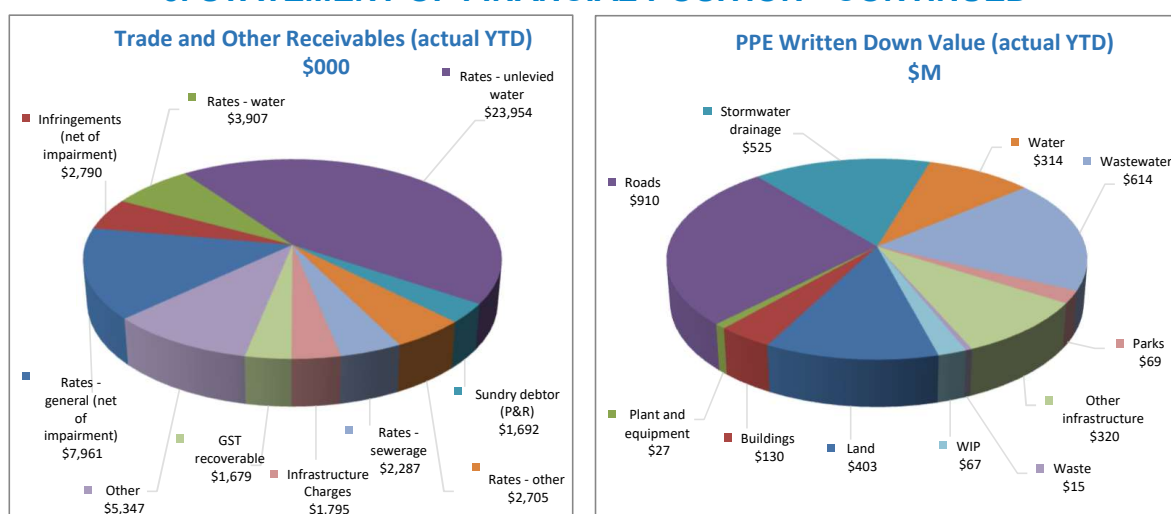
The table below lists Council's capital expenditure on major programs and projects.

Capital Investment		YTD Actual \$'000
Kinross Road sewerage trunk	New sewage pump station (Lorikeet Dr) and trunk sewer main to Cleveland WWTP.	1,805
RPAC Forecourt Redevelopment	Staged redevelopment of Redlands Performing Arts Centre.	883
Chiller Replace	Replace Cleveland Library building chiller.	607
Sewerage Rising Mains Renewal	To progressively replace rising mains at pump stations.	489
Footpath Install	Installation of footpath on Brighton Road, Macleay Island.	373

5. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 August 2025				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000
CURRENT ASSETS				
Cash and cash equivalents	162,341	209,253	260,756	248,698
Short-term investment - CBA	50,000	50,000	50,000	50,000
Trade and other receivables	57,676	63,514	53,703	54,117
Inventories	1,258	1,398	1,398	1,433
Non-current assets held for sale	-	2	2	-
Other current assets	3,980	3,420	3,417	6,732
Total current assets	275,255	327,587	369,276	360,980
NON-CURRENT ASSETS				
Investment property	1,474	3,379	3,379	3,379
Property, plant and equipment	3,524,262	3,474,662	3,404,664	3,394,206
Intangible assets	158	149	288	275
Right-of-use assets	1,747	9,717	10,377	10,356
Other financial assets	73	73	73	73
Investment in other entities	11,769	11,769	11,769	11,769
Equity investment	2,831	7,793	7,793	7,793
Total non-current assets	3,542,314	3,507,542	3,438,343	3,427,851
TOTAL ASSETS	3,817,569	3,835,129	3,807,619	3,788,831
CURRENT LIABILITIES				
Trade and other payables	41,118	54,429	66,393	47,693
Borrowings - current	6,391	8,278	8,278	8,278
Lease liability - current	237	600	900	900
Provisions - current	5,904	18,189	24,327	25,340
Other current liabilities	(267)	13,316	25,666	22,553
Total current liabilities	53,383	94,812	125,564	104,764
NON-CURRENT LIABILITIES				
Borrowings - non-current	94,658	92,759	74,341	74,335
Lease liability - non-current	1,595	9,615	10,052	9,940
Provisions - non-current	28,009	19,595	26,363	26,832
Other non-current liabilities	379	353	3,951	4,671
Total non-current liabilities	124,641	122,322	114,707	115,778
TOTAL LIABILITIES	178,024	217,134	240,271	220,542
NET COMMUNITY ASSETS	3,639,546	3,617,995	3,567,348	3,568,289
COMMUNITY EQUITY				
Asset revaluation surplus	1,612,203	1,710,032	1,710,032	1,710,032
Retained surplus	1,914,077	1,799,862	1,742,625	1,738,140
Constrained cash reserves	113,266	108,101	114,691	120,117
TOTAL COMMUNITY EQUITY	3,639,546	3,617,995	3,567,348	3,568,289

5. STATEMENT OF FINANCIAL POSITION - CONTINUED



RIGHT-OF-USE ASSETS As at 31 August 2025

	Annual Original Budget \$'000	Annual Revised Budget \$'000	YTD Budget \$'000	YTD Actual Balance \$'000
Right-of-use asset				
Buildings	48	107	419	411
Land	1,537	9,448	9,762	9,749
Plant and equipment	162	162	196	196
Closing balance	1,747	9,717	10,377	10,356

PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT* For the period ending 31 August 2025

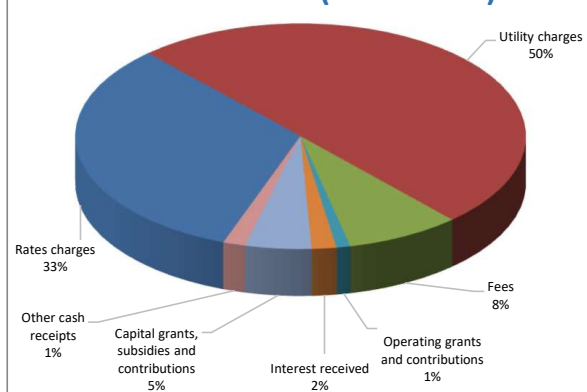
	Annual Original Budget \$'000	Annual Revised Budget \$'000	YTD Budget \$'000	YTD Actual Balance \$'000
PPE movement				
Opening balance (includes WIP from previous years)	3,447,968	3,397,600	3,397,600	3,397,600
Acquisitions and WIP in year movement	169,745	170,513	22,640	10,729
Depreciation in year	(91,648)	(91,648)	(15,275)	(13,927)
Disposals	(1,803)	(1,803)	(301)	(196)
Closing balance	3,524,262	3,474,662	3,404,664	3,394,206

* This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.

6. STATEMENT OF CASH FLOWS

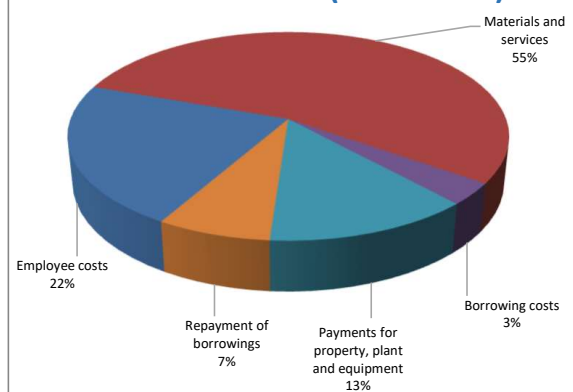
STATEMENT OF CASH FLOWS For the period ending 31 August 2025				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	382,776	382,776	96,460	90,729
Payments to suppliers and employees	(341,480)	(341,720)	(43,895)	(63,050)
	41,296	41,056	52,565	27,679
Interest received	10,477	10,477	1,924	1,733
Rental income	964	964	137	185
Non-capital grants and contributions	8,007	8,277	1,275	986
Borrowing costs	(2,714)	(2,714)	(2,714)	(2,708)
Right-of-use assets interest expense	(301)	(301)	(50)	(57)
Net cash inflow / (outflow) from operating activities	57,728	57,758	53,137	27,818
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(151,678)	(152,446)	(22,639)	(10,729)
Proceeds from sale of property, plant and equipment	1,514	1,514	252	98
Capital grants, subsidies and contributions	55,432	60,993	3,047	4,673
Net cash inflow / (outflow) from investing activities	(94,731)	(89,939)	(19,340)	(5,958)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	15,211	15,211	-	-
Repayment of borrowings	(6,030)	(6,030)	(5,730)	(5,738)
Right-of-use lease payment	(525)	(525)	(87)	(200)
Net cash inflow / (outflow) from financing activities	8,657	8,657	(5,817)	(5,938)
Net increase / (decrease) in cash held	(28,346)	(23,524)	27,980	15,922
Cash and cash equivalents at the beginning of the year	190,687	232,776	232,776	232,776
Cash and cash equivalents at the end of the financial year / period	162,341	209,253	260,756	248,698

Cash Inflow (actual YTD)



Total Cash Funding (Actual YTD)	98,404
Total Cash Funding (Annual Revised Budget)	480,212
% of Budget Achieved YTD	20%

Cash Outflow (actual YTD)

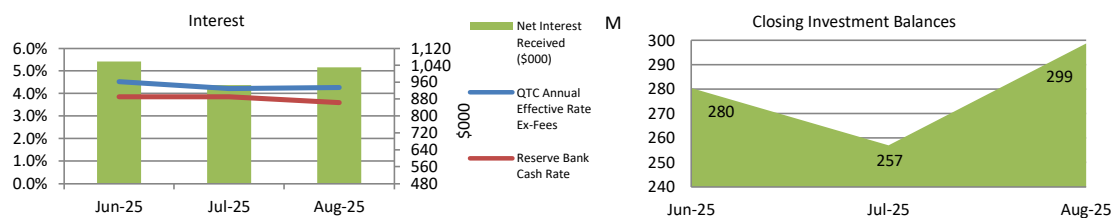


Total Cash Expenditure (Actual YTD)	82,482
Total Cash Expenditure (Annual Revised Budget)	503,736
% of Budget Achieved YTD	16%

7. INVESTMENT & BORROWINGS REPORT

For the period ending 31 August 2025

INVESTMENT RETURNS



Total Investment at End of Month was \$298.70M

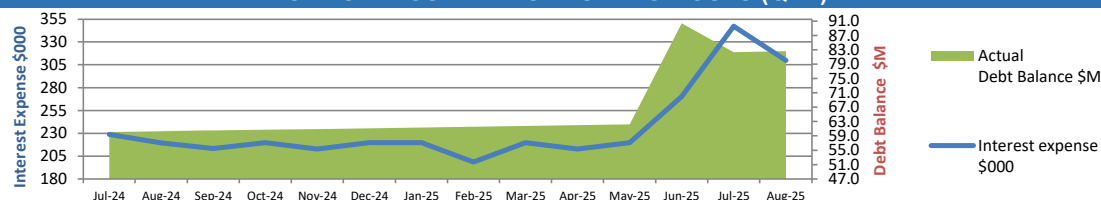
Council investments are currently held predominantly in the Capital Guaranteed Cash Fund, which is a fund operated by the Queensland Treasury Corporation (QTC).

The movement in interest earned is indicative of both the interest rate and the surplus cash balances held with QTC, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 3.60% during August 2025.

Council adopted its Investment Policy (FIN-001-P) in June 2025 for the 2025-2026 financial year

BORROWINGS AND BORROWING COSTS (QTC)



The debt balance increased in June 2025 due to new borrowings of \$27.92M as part of Council's Capital Works Plan.

In July 2025 the debt balance showed a decrease due to the \$8.45M Annual Debt Service Payment (ADSP), being \$5.74M principal and \$2.71M interest. Interest will accrue monthly on a daily balance until next ADSP in July 2026 which is reflected in the increasing debt balance.

Total Borrowings at End of Month were \$82.61M

Council adopted its Debt Policy (FIN-009-P) in June 2025 for the 2025-2026 financial year

BORROWINGS

For the period ending 31 August 2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual Balance \$000
Borrowings				
Opening balance	(90,413)	(90,401)	(90,401)	(90,401)
Accrued interest on borrowings	(3,868)	(3,869)	(662)	(658)
Interest paid on borrowings	2,714	2,714	2,714	2,708
Principal repaid	5,730	5,730	5,730	5,738
Loan drawdown	(15,211)	(15,211)	-	-
Closing balance	(101,049)	(101,037)	(82,619)	(82,613)

8. CONSTRAINED CASH RESERVES

Reserves as at 31 August 2025	Purpose of reserve	Opening Balance	To Reserve	From Reserve	Closing Balance
		\$000	\$000	\$000	\$000
Special Projects Reserve:					
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	241	34	-	275
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	138	-	(2)	136
Waste Levy Reserve	To fund Waste Levy Program	-	837	(837)	-
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	3,449	719	(39)	4,129
		3,828	1,590	(878)	4,540
Constrained Works Reserve:					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	8,998	724	(20)	9,702
Marine Trunk Infrastructure Reserve	Provision of marine facilities south of Redland Bay	183	-	-	183
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	5,659	26	-	5,685
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	17,279	31	-	17,310
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	14,568	614	(1,533)	13,649
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	30,003	1,399	(5)	31,397
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	16,420	387	-	16,807
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	12,348	144	-	12,492
Tree Planting Reserve	Acquisition and planting of trees on footpaths	465	17	-	482
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	24	0	-	24
Special Property Reserve	Acquisition of property in line with the strategic property framework	4,980	163	-	5,143
		110,927	3,505	(1,558)	112,874
Separate Charge Reserve:					
Environment & Coastal Management Separate Charge Reserve	Ongoing conservation and maintenance operations	-	4,797	(2,124)	2,673
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	28	135	(133)	30
		28	4,932	(2,257)	2,703
TOTALS		114,783	10,027	(4,693)	120,117
		Closing cash and cash equivalents		248,698	
		Reserves as percentage of cash balance		48.30%	

9. CITY WATER STATEMENTS

CITY WATER SUMMARY OPERATING STATEMENT

For the period ending 31 August 2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	165,406	165,406	36,811	34,835	(1,976)
Total expenses	93,371	93,279	16,030	14,556	(1,474)
Earnings before interest, tax and depreciation (EBITD)	72,034	72,127	20,781	20,279	(502)
External interest expense	991	991	168	178	10
Internal interest expense	19,061	19,061	3,177	3,177	-
Depreciation	33,732	33,732	5,622	5,428	(194)
Operating surplus / (deficit)	18,251	18,344	11,814	11,496	(318)

CITY WATER CAPITAL FUNDING STATEMENT

For the period ending 31 August 2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants and subsidies	8,646	12,946	533	646	113
Net transfer (to) / from constrained capital reserves	3,684	6,116	2,953	887	(2,066)
Non-cash contributions	1,530	1,530	-	-	-
New loans	-	-	-	-	-
Funding from utility revenue	23,910	17,178	573	3,398	2,825
Total sources of capital funding	37,770	37,770	4,059	4,931	872
Contributed assets	1,530	1,530	-	-	-
Capitalised expenditure	35,993	35,993	3,222	3,870	648
Loan redemption	247	247	837	1,060	224
Total application of capital funds	37,770	37,770	4,059	4,931	872

10. CITY WASTE STATEMENTS

CITY WASTE OPERATING STATEMENT

For the period ending 31 August 2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	47,902	47,902	7,952	8,038	86
Total expenses	37,765	37,765	6,349	6,432	83
Earnings before interest, tax and depreciation (EBITD)	10,137	10,137	1,603	1,606	3
External interest expense	5	5	1	1	-
Depreciation	922	922	154	79	(75)
Operating surplus / (deficit)	9,210	9,211	1,448	1,526	78

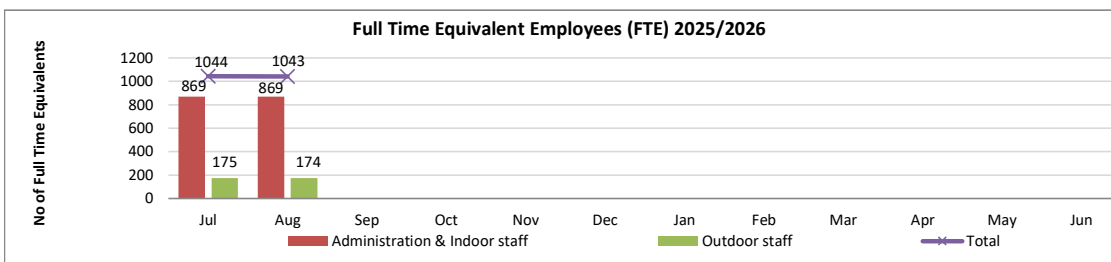
CITY WASTE CAPITAL FUNDING STATEMENT

For the period ending 31 August 2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Funding from utility revenue	1,702	1,702	38	71	33
Total sources of capital funding	1,702	1,702	38	71	33
Capitalised expenditure	1,666	1,666	32	71	39
Loan redemption	37	37	6	-	(6)
Total application of capital funds	1,702	1,702	38	71	33

11. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



August 2025: Headcount	Employee Type			
Department Level	Casual	Full Time	Part Time	Total
Office of CEO and People, Culture and Organisational Performance	6	46	10	62
Organisational Services	2	200	29	231
Community and Customer Services	64	306	71	441
Infrastructure and Operations	16	361	22	399
Advocacy, Major Projects and Economic Development	-	33	5	38
Total	88	946	137	1,171

Note: FTE employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department. The table includes contract of service and temporary personnel. It includes casual staff in their non-substantive roles as at the end of the period where relevant.

Overdue Rates Debtors & Statistics

Comparison August 2025 to August 2024									
Days Overdue	Aug-25	% Overdue	Aug-24	% Overdue	\$ Variance	% Variance	Rates & Charges Statistics		
0 - 30	\$9,594,630	8.9%	\$6,326,467	6.5%	\$3,268,163	2.4%	Levied (Billed) Rates & Charges since 1 July 2024	\$95,551,150	\$87,182,398
31 - 60	\$0	0.0%	\$0	0.0%	\$0	0.0%	Rate arrears b/fwd 1 July 2024	\$11,724,571	\$9,598,398
61 - 90	\$0	0.0%	\$3,601	0.0%	-\$3,601	0.0%	Total	\$107,275,721	\$96,780,796
91 - 180	\$2,468,172	2.3%	\$2,009,855	2.1%	\$458,317	0.2%	Balance of overdue rates & charges	\$17,027,351	\$12,649,977
>180	\$4,964,549	4.7%	\$4,310,054	4.5%	\$654,495	0.2%	Percentage Overdue	15.9%	13.1%
Total	\$17,027,351	15.9%	\$12,649,977	13.1%	\$4,377,374	2.8%			

12. GLOSSARY

Key Terms

Written Down Value:

This is the value of an asset after accounting for depreciation or amortisation, and it is also called book value or net book value.

Work In Progress (WIP):

This represents an unfinished project that costs are still being added to. When a project is completed, the costs will be either capitalised (allocated to relevant asset class) or written off.

Current Replacement Cost:

The amount of money required to replace an existing asset with an equally valued or similar asset at the current market price.

Written Down Replacement Cost:

An asset's current replacement cost less accumulated depreciation.

Book Value of Debt:

The book value of Council's debt (QTC or other loans) as at the reporting date (i.e. 30 June).

Infrastructure Assets:

Those significant, long-life assets that provide ratepayers with access to social and economic facilities. Examples include water and sewerage treatment plants, roads, bridges, drainage, buildings, and other community assets (does not include right of use assets).

Definition of Ratios

Council Controlled Revenue Ratio:

This is an indicator of a Council's financial flexibility, ability to influence its operating income, and capacity to respond to unexpected financial shocks

$$\frac{\text{Net Rates, Levies and Charges add Fees and Charges}}{\text{Total Operating Revenue}}$$

Population Growth:

This is a key driver of a Council's operating income, service needs, and infrastructure requirements into the future

$$\frac{\text{Prior year estimated population}}{\text{Previous year estimated population}} - 1$$

Operating Surplus Ratio*:

This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes

$$\frac{\text{Operating Result}}{\text{Total Operating Revenue}}$$

Operating Cash Ratio:

This measures the ability to cover core operational expenses and generate a cash surplus excluding depreciation, amortisation, and finance costs

$$\frac{\text{Operating Result add Depreciation and Amortisation add Finance Costs*}}{\text{Total Operating Revenue}}$$

Unrestricted Cash Expense Cover Ratio:

This is an indicator of the unconstrained liquidity available to meet ongoing and emergent financial demands. It represents the number of months Council can continue operating based on current monthly expenses

$$\frac{(\text{Total Cash and Cash Equivalents add Current Investments add Available Ongoing QTC Working Capital Facility Limit less Externally Restricted Cash})}{(\text{Total Operating Expenditure less Depreciation and Amortisation less Finance Costs*})} \times 12$$

Asset Sustainability Ratio:

This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing

$$\frac{\text{Capital Expenditure on Replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation Expenditure on Infrastructure Assets}}$$

Asset Consumption Ratio:

This measures the extent to which Council's infrastructure assets have been consumed to what it would cost to build a new asset with the same benefit to the community

$$\frac{\text{Written Down Replacement Cost of Depreciable Infrastructure Assets}}{\text{Current Replacement Cost of Depreciable Infrastructure Assets}}$$

Asset Renewal Funding Ratio:

This ratio measures the ability of a Council to fund its projected asset renewal/replacements in the future

$$\frac{\text{Total of Planned Capital Expenditure on Asset Renewals over 10 years}}{\text{Total of Required Capital Expenditure on Asset Renewals over 10 years}}$$

Leverage Ratio:

This is an indicator of a Council's ability to repay its existing debt. It measures the relative size of the Council's debt to its operating performance

$$\frac{\text{Book Value of Debt**}}{\text{Total Operating Revenue less Total Operating Expenditure add Depreciation and Amortisation and Finance Costs}}$$

Net Financial Liabilities:

This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues

$$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$$

* Finance costs only include interest charged on Council's existing QTC debt balances and any other Council loans

** Book Value of Debt only includes the book value of the Council's debt (QTC or other loans) as at the reporting date

13.2 REDLAND CITY COUNCIL MEETING SCHEDULE 2026

Objective Reference: A12411813

Authorising Officer: Amanda Pafumi, General Manager Organisational Services

Responsible Officer: Tony Beynon, Group Manager Corporate Governance

Report Author: Lizzi Striplin, Senior Governance Services Adviser

Attachments: 1. 2026 Proposed Meeting Dates [↓](#)

PURPOSE

To adopt the Redland City Council Meeting Schedule for 2026.

BACKGROUND

Section 254B of the *Local Government Regulation 2012* requires Council to, at least once in each year, publish a notice of the days and times when its statutory meetings will be held.

The notice must be published on Council's website and in other ways Council considers appropriate.

Council must, as soon as practicable, notify any change to the days and times, in the same way as the days and times were previously notified.

ISSUES

The attached Redland City Council Meeting Schedule for 2026 has been developed to meet legislative requirements under the *Local Government Regulation 2012*.

STRATEGIC IMPLICATIONS

Legislative Requirements

The recommendations of this report are in accordance with the legislative requirements relating to the conduct of Council's meetings.

Risk Management

There are no significant risk management issues associated with this report.

Financial

There are no specific financial implications associated with this report.

People

Adopting Council's meetings schedule allows Council's Elected Representatives, and those officers involved in Council's meetings to effectively plan for their 2026 Council meeting commitments.

Environmental

There are no specific environmental implications associated with this report.

Social

There are no social implications associated with this report.

Human Rights

There are no impacts under the *Human Rights Act 2019*.

Alignment with Council's Policy and Plans

This report aligns with Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond*.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Group Manager Corporate Governance	26 August 2025	Feedback provided.
Financial Services	25 August 2025	Update provided for special meeting date for 2026.
Executive Leadership Team	8 September 2025	Feedback provided through draft agenda.
Councillors	8 September 2025	Email sent to Councillors.

OPTIONS**Option One**

That Council resolves to adopt the attached Redland City Council Meeting Schedule for 2026.

Option Two

That Council resolves to amend the Redland City Council Meeting Schedule 2026.

OFFICER'S RECOMMENDATION

That Council resolves to adopt the attached Redland City Council Meeting Schedule for 2026.

Attachment 1

REDLAND CITY COUNCIL

MEETING SCHEDULE

JANUARY-DECEMBER 2026

JANUARY		
21*	Wednesday – 9.30am	General Meeting
FEBRUARY		
18	Wednesday – 9.30am	General Meeting
MARCH		
18	Wednesday – 9.30am	General Meeting
APRIL		
15*	Wednesday – 9.30am	General Meeting
MAY		
20	Wednesday – 9.30am	General Meeting
JUNE		
17	Wednesday – 9.30am	General Meeting
25	Thursday – 9.30am	Special Budget Meeting
JULY		
15	Wednesday – 9.30am	General Meeting
AUGUST		
19	Wednesday – 9.30am	General Meeting
SEPTEMBER		
16	Wednesday – 9.30am	General Meeting
OCTOBER		
14**	Wednesday – 9.30am	General Meeting
NOVEMBER		
18	Wednesday – 9.30am	General Meeting
DECEMBER		
16*	Wednesday – 9.30am	General Meeting

* school holidays

**LGAQ Conference listed for Cairns 19-21 October

**14 REPORTS FROM ADVOCACY, MAJOR PROJECTS AND ECONOMIC
DEVELOPMENT**

Nil.

15 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

15.1 04/20 - MAJOR AMENDMENT - MEDIUM DENSITY RESIDENTIAL ZONE CODE REVIEW - APPROVAL TO ADOPT

Objective Reference: A12401235

Authorising Officer: Brooke Denholder, General Manager Community & Customer Services

Responsible Officer: David Jeanes, Group Manager City Planning & Assessment

Report Author: Dean Butcher, Principal Strategic Planner

Attachments:

1. 04/20 - Major Amendment - Medium Density Residential Zone Code Review (State Interest Review Version) [↓](#)
2. Planning Scheme Policy 7 – Multiple Dwelling Design [↓](#)
3. Deputy Premier Letter to Mayor Jos Mitchell [↓](#)
4. Ministerial Conditions [↓](#)
5. 04/20 - Major Amendment - Medium Density Residential Zone Code Review (Adoption Version) [↓](#)

PURPOSE

To seek Council approval to adopt and commence 04/20 – Major Amendment – Medium Density Residential Zone Code Review and Planning Scheme Policy 7 – Multiple Dwelling Design.

BACKGROUND

13 May 2020: At its General Meeting, Council resolved to undertake a review of the Medium Density Residential Zone and prepare a major amendment to City Plan.

4 November 2020: At its General Meeting, Council resolved to submit 04/20 – Major Amendment – Medium Density Residential Zone Code Review (the amendment) to the Planning Minister for State interest review – see Attachment 1. The proposed amendment was supported by a development feasibility assessment and scenario testing undertaken by consultants CDM Smith and Urbis.

15 December 2020: The Department of State Development, Infrastructure, Local Government and Planning (the Department) issued a pause notice.

17 March 2021: To address the issues identified by the Department, Council resolved at its General Meeting to amend the proposal and submit the revised amendment to the Planning Minister.

14 April 2021: The Department advised Council that the revised amendment satisfactorily addressed the identified workability and efficiency issues and subsequently resumed the State interest review.

21 June 2021: The Planning Minister approved the amendment for public consultation.

4 August 2021 to 16 September 2021: The amendment and Planning Scheme Policy 7 – Multiple Dwelling Design were placed on public consultation. At the close of the public consultation period, 105 public submissions had been received, with most of the submissions supporting the proposed amendment.

19 January 2022: Council resolved at its General Meeting to submit the amendment, incorporating changes to address public submissions, to the Planning Minister for final State interest review and approval for inclusion in City Plan. At the same meeting Council also resolved to adopt the proposed Planning Scheme Policy 7: Multiple Dwelling Design (Attachment 2), with the new policy to commence concurrently with the commencement of the amendment.

18 February 2022: The Department issued a notice to pause the final State interest review of the amendment, requesting further information on three specific issues.

4 March 2022: Council officers responded to the three issues identified by the Department, generally maintaining that changes were not required, but outlining potential amendments should the Department deem them necessary. The response further requested that any such changes be implemented through ministerial conditions to minimise delays in incorporating the amendment into City Plan.

30 March 2022: The Department issued a further notice advising that it was satisfied with the officer response but requested that Council incorporate the officer-suggested changes for two of the issues into the amendment, rather than the Department making these amendments through ministerial conditions. No change was required in relation to the third issue. The notice also advised that, since its initial notice of 18 February 2022, the Department had undertaken a further review of the amendment, which determined that additional scenario and feasibility testing was required. The Department confirmed that the final State interest review would remain paused until Council amended the proposal to address the two identified issues and provided integrated scenario and feasibility testing to the Department's satisfaction.

May – June 2022: Council engaged consultancy firms Innovociti and Bluebird to review the potential impact of the proposed amendment on apartment and townhouse development feasibility in the city.

3 September 2022: Council received Innovociti and Bluebird's final report. The report reconfirmed that prevailing market conditions, namely increased labour and material costs, as well as cyclically high housing (land acquisition) costs were the key factors behind reduced apartment and townhouse development feasibility. It further confirmed that the changes proposed through the major amendment have a small, albeit inconsequential, impact on overall development feasibility. The findings were shared with the Department.

5 April 2023: The Department advised Council that they were placing the amendment on hold pending the finalisation of the Redlands Housing Supply and Diversity Strategy.

6 August 2025: Formal written correspondence received from the Planning Minister advised Council may adopt the proposed amendment (Attachment 3), subject to two ministerial conditions (Attachment 4).

ISSUES

Overview of the proposed amendment

The amendment proposes refinements to City Plan to facilitate improved design outcomes for multiple dwelling housing (apartments and townhouses) across the city. Implementing the proposed changes will help ensure that City Plan remains current, aligns with community expectations and supports high-quality urban design outcomes.

Minister's Guidelines and Rules - Version 3.0 (MGR)

In accordance with Chapter 2, Part 4 of the MGR, once the Minister has approved the proposed amendment for adoption, Council must decide whether to proceed with adoption. Should Council resolve to adopt the amendment, as per the officer's recommendation, it must comply with the ministerial conditions imposed (Attachment 4).

Ministerial Conditions

Upon reviewing the ministerial conditions, officers have identified a potential application issue with condition 1. This condition requires Council to make a number of changes to the medium density residential zone table of assessment, including qualifying statements in the categories of development and assessment and values in Table 5.4.4 – Maximum building storeys and height.

Council officers subsequently sought advice from the Department regarding the most appropriate way to address this matter. In written correspondence dated 15 August 2025, the Department confirmed that the term '*not applicable*' may be entered in the Maximum Building Storeys column and accompanied by an explanatory note. The note to be included will state:

'Note: Where a maximum building storey is not specified, the category of development will be determined by the value in the Maximum Building Height column of Table 5.4.4.'

The second and only other condition involves a minor change to an assessment benchmark, which provides greater clarity regarding the orientation of private open space. This condition is supported by Council officers.

Officers have addressed the ministerial conditions by incorporating the changes into the amendment, as reflected in Attachment 5.

Setting a date for commencement

Before the amendment can take effect, several mandatory steps must be completed, including those outlined in the MGR, as well as necessary internal processes such as updating Council's mapping products and digital property records. Given these requirements, it is recommended that Council delegate authority to the Chief Executive Officer to determine the commencement date, allowing flexibility to adjust the timing as needed to ensure all preparatory actions are properly finalised. Planning Scheme Policy 7 – Multiple Dwelling Design (Attachment 2) will commence alongside the major amendment, in accordance with Council Resolution (2022/7), adopted at the General Meeting held on 19 January 2022.

STRATEGIC IMPLICATIONS

Legislative Requirements

The amendment is being progressed in accordance with the requirements of the MGR, a statutory guideline under the *Planning Act 2016*.

Risk Management

The mandatory public consultation process, undertaken in accordance with the MGR, provided the community with the opportunity to comment on the proposed amendment. Council has considered all submissions received and made changes to the amendment in response, where appropriate, to address the matters raised.

Financial

This amendment to City Plan is being funded as part of the operating budget of the City Planning and Assessment Group.

People

The staff resourcing required to facilitate the amendment to City Plan will be primarily drawn from the Strategic Planning Unit of the City Planning and Assessment Group.

Environmental

The amendment will facilitate the delivery of higher quality medium-density development that reflects Redland City's character, meets reasonable community expectations and provides housing for a growing population.

Social

Ensuring the MDR zone code delivers a high-quality medium density built form, consistent with the Redland City character, is important in providing housing diversity (including affordable and social housing outcomes) to meet the diverse and changing housing needs of the community.

Human Rights

There are no known human rights issues associated with this report.

Alignment with Council's Policy and Plans

The proposed amendments will align with the 'Liveable Neighbourhood' goals contained in Council's Corporate Plan, *Our Future Redlands – A Corporate Plan to 2026 and Beyond*. This includes sustainably managing growth and quality development in the city through planning, implementation and management of City Plan.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
City Planning and Assessment Group, Development Assessment	17 June – 5 August 2020	Review and comment on draft medium density residential zone code.
Financial Services	13 July 2020	Advice on the 20% simple development margin used in the CDM Smith development feasibility assessment.
Community and Economic Development	13 July 2020	Advice on the 20% simple development margin used in the CDM Smith development feasibility assessment.
Legal Services	14 October 2020	Advice provided on s254(J) of the <i>Local Government Regulation 2012</i> (LCM 9225).
Environmental Assessment Team	October 2021	Discussions regarding suitability of environmental benchmarks, the subject of a detailed submission on lighting and noise nuisance.

OPTIONS

Option One

That Council resolves as follows:

1. To adopt 04/20 – Major Amendment – Medium Density Residential Zone Code Review, as detailed in Attachment 5, pursuant to Chapter 2, Part 4, Section 22.1(i) of the Minister’s Guideline and Rules (Version 3) under the *Planning Act 2016*.
2. To commence the major amendment and Planning Scheme Policy 7 – Multiple Dwelling Design, on a date authorised by the Chief Executive Officer.
3. To give notice to the Department of State Development, Infrastructure, Local Government and Planning of this resolution.
4. To publish a notice in accordance with the Minister’s Guidelines and Rules (Version 3.0), confirming that a new version of City Plan has taken effect.

Option Two

That Council resolves as follows:

1. To not proceed with the proposed 04/20 Major Amendment – Medium density residential zone code review, as outlined in Attachment 5, pursuant to Chapter 2, Part 4, Section 22.1(ii) of the *Minister’s Guideline and Rules (Version 3)* under the *Planning Act 2016*.
2. To not proceed with the commencement of Planning Scheme Policy 7 – Multiple Dwelling Design.
3. To give notice to the Department of State Development, Infrastructure, Local Government and Planning of this resolution.
4. To publish a notice in accordance with the *Minister’s Guidelines and Rules (Version 3.0)*, outlining the reasons for not proceeding with the amendment.

OFFICER’S RECOMMENDATION

That Council resolves as follows:

1. To adopt 04/20 – Major Amendment – Medium Density Residential Zone Code Review, as detailed in Attachment 5, pursuant to Chapter 2, Part 4, Section 22.1(i) of the Minister’s Guideline and Rules (Version 3) under the *Planning Act 2016*.
2. To commence the major amendment and Planning Scheme Policy 7 – Multiple Dwelling Design, on a date authorised by the Chief Executive Officer.
3. To give notice to the Department of State Development, Infrastructure, Local Government and Planning of this resolution.
4. To publish a notice in accordance with the Minister’s Guidelines and Rules (Version 3.0), confirming that a new version of City Plan has taken effect.



City Plan Major Amendment Package (04/20)

Medium Density Residential Code Review

Part 1: Medium Density Residential Zone Code

Prepared by Redland City Council

November 2020



Notes:

- State Interest Review Changes - **yellow highlight** denotes an addition to the City Plan and ~~strikeout~~ denotes a deletion.
- State Pause Notice Changes - ~~strikeout and yellow highlight~~ denotes a deletion of a proposed addition and **green highlight** denotes an addition - responding to *Notice to request changes and to pause a timeframe 15/12/2020*.

6.2.3 Medium density residential zone code

6.2.3.1 Application

This code applies to development:

- (1) within the medium density residential zone as identified on the zoning maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the medium density residential zone code by the tables of assessment in Part 5 (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.

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 **multiple** dwelling types. ~~including dwelling houses on a range of lot sizes, dual occupancies and multiple dwellings.~~
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the medium density residential zone consists predominantly of townhouses and apartments. Short term accommodation, retirement and residential care facilities may also be established;
 - (b) non-residential uses which provide a community service function or a local service such as a café, ~~may be~~ **are only** established where they are small scale, primarily serve the needs of the immediate locality, do not significantly detract from residential amenity, do not compromise the role of any centre and are provided as part of a mixed use development with residential, retirement or tourist accommodation;
 - (c) **reconfiguration does not reduce lot sizes below 800m², unless the resultant lots are of a sufficient size to accommodate well-designed multiple dwelling development and all required design elements (e.g. articulation of building elements, landscaping, deep planting and open space) or where a townhouse development has been designed to facilitate freehold titling;**
~~lot sizes are not reduced below 800m², unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;~~

Editor's note – small medium density residential zoned sites may need to be amalgamated or packaged into larger sites to facilitate well-designed, integrated and efficient multiple dwelling design outcomes.

- (d) **individual apartment development housing provides a range of dwelling sizes in terms of the number of bedrooms to cater for a range of different households;**
- (e) home-based businesses are undertaken where they do not detract from the residential amenity of the area;
- (f) development is generally two to three storeys in height, unless otherwise intended in a particular precinct;
- (g) buildings are set back from property boundaries to maintain an attractive streetscape character, ~~and protect the privacy and amenity of adjoining residences,~~ **provide for natural light and air circulation and provide for landscaping, including deep planting areas;**
- (h) development incorporates architectural styles and elements that reduce **bulk and enhance** the visual impact of the built form;

- (i) development achieves a well-designed, architecturally interesting built form through a mix of articulation of building elements, roof forms, screening, textures, materials and colours;

~~small sites are amalgamated into larger sites to facilitate better and more efficient building design results;~~

- (j) development makes a positive contribution to the streetscape and character of the locality and strengthens site features, such as views, heritage or significant trees;
- (k) development provides high-quality private and communal open spaces for residents that enhance liveability and meet recreational needs;
- (l) development provides car parking that is integrated into the site and building and does not negatively impact on the site or adjoining sites or the quality and amenity of the streetscape;
- (m) development retains (except where not practicable) or establishes significant trees in deep planting areas ~~wherever practical, development retains significant trees~~ and avoids alteration to natural drainage lines; and

Note – the retention of significant trees is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.

- (n) 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.

- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular medium density residential precincts:
- (a) Precinct MDR1: parkland living, Capalaba:
 - (i) buildings are orientated towards Capalaba Regional Park and encourage surveillance, access and views towards the park;
 - (ii) building height reinforces the role and vibrancy of Capalaba as a principal centre;
 - (iii) paths and landscape elements connect to the east-west pedestrian spine through Capalaba principal centre through to Capalaba Regional Park; and
 - (iv) development reinforces a low speed traffic environment within the precinct and extensive on-street car parking.



Figure 6.2.3.2.1—Precinct MDR1: parkland living, Capalaba

- (b) Precinct MDR2: Mount Cotton Road, Capalaba:
- (i) building height provides a transition in height between the principal centre and the surrounding residential environment, to minimise potential impacts of overshadowing and loss of privacy on adjoining sites.

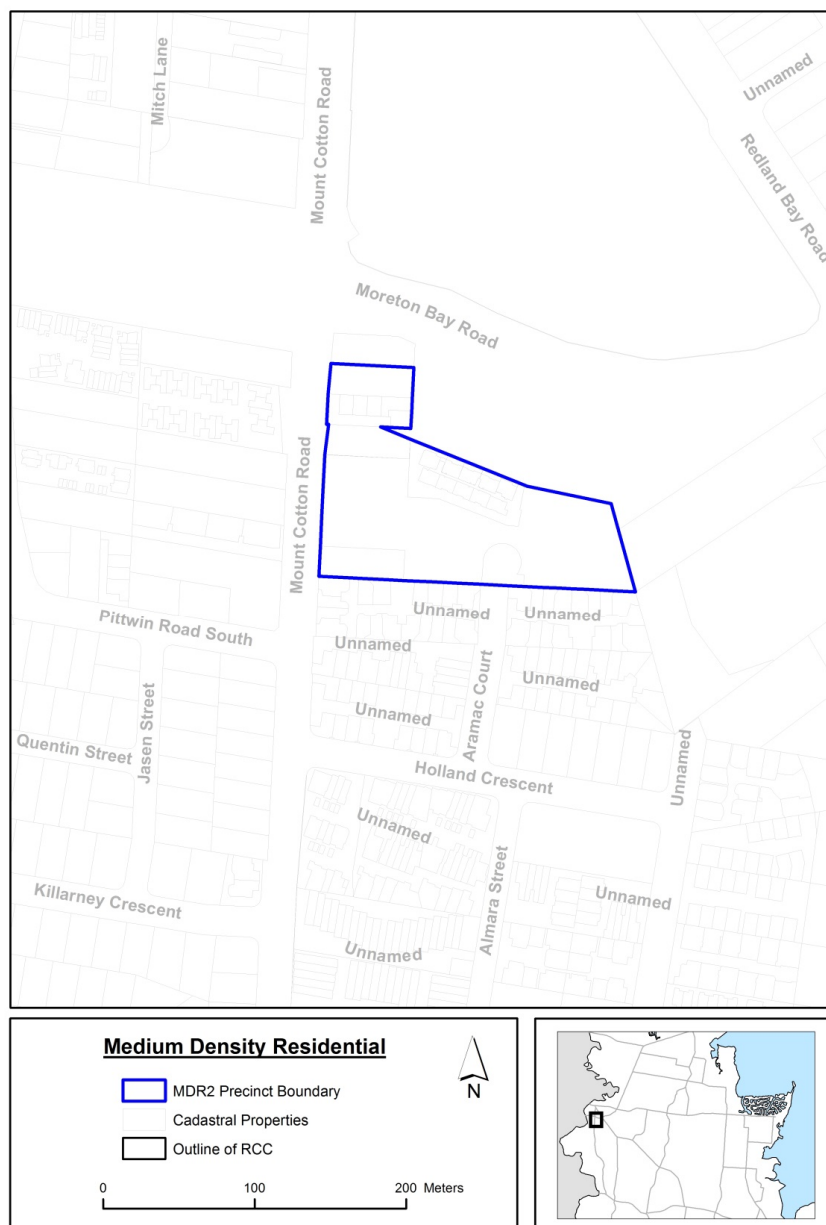


Figure 6.2.3.2.2—Precinct MDR2: Mount Cotton Road, Capalaba

- (c) Precinct MDR3: Shore Street East, Cleveland:
- (i) a slightly higher built form creates a focal point between Cleveland principal centre and Toondah Harbour; and
 - (ii) new development consolidates underutilised sites.

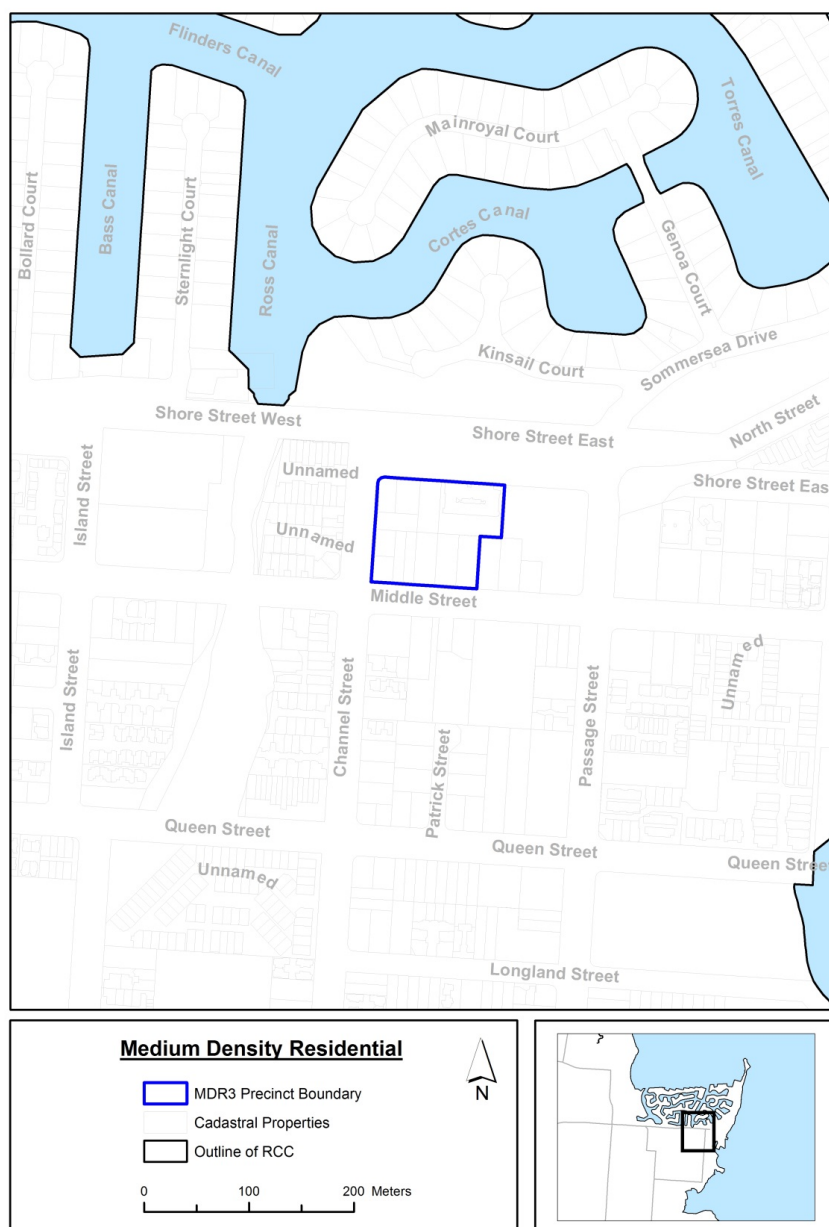


Figure 6.2.3.2.3—Precinct MDR3: Shore Street East, Cleveland

- (d) Precinct MDR4: Cleveland:
- (i) development assists in providing connections between Cleveland principal centre and the surrounding area;
 - (ii) building height reinforces the role and vibrancy of Cleveland as a principal centre and the connection between the centre and Toondah Harbour; and
 - (iii) new development consolidates underutilised sites.

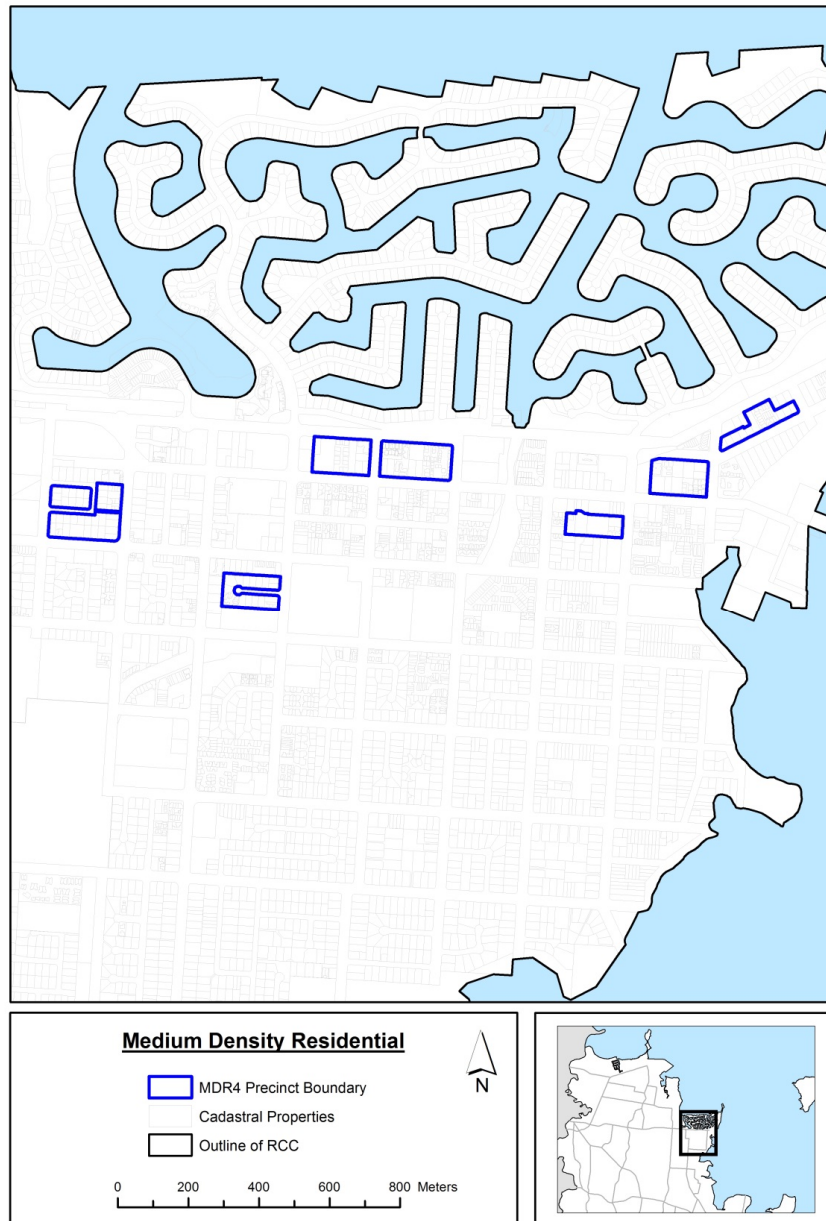


Figure 6.2.3.2.4—Precinct MDR4: Cleveland

- (e) Precinct MDR5: Esplanade, Redland Bay:
 - (i) development provides for a slightly higher built form which optimises the amenity provided by the bay-side location.



Figure 6.2.3.2.5—Precinct MDR5: Esplanade, Redland Bay

- (f) Precinct MDR6: South East Thornlands:
- (i) urban development provides for a mix of affordable housing types;
 - (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles; and
 - (iii) interim development does not compromise or constrain the potential for well designed future urban communities.

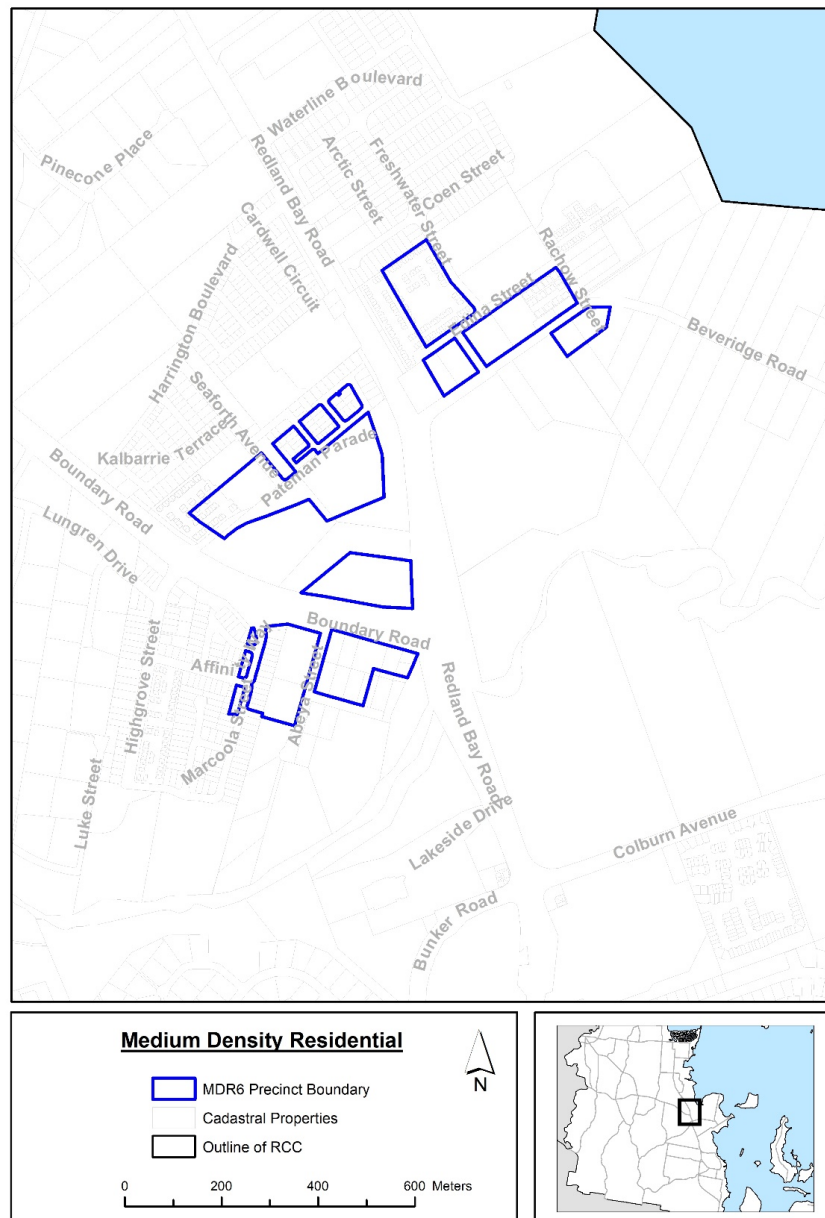


Figure 6.2.3.2.6—Precinct MDR6: South East Thornlands

- (g) Precinct MDR7: Eprapah Creek, South East Thornlands:
- (i) urban development provides for a mix of affordable housing types;

- (ii) development along Eprapah Creek provides for a slightly higher built form which optimises the amenity provided by the creek-side open space;
- (iii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles; and
- (iv) interim development does not compromise or constrain the potential for well designed future urban communities.

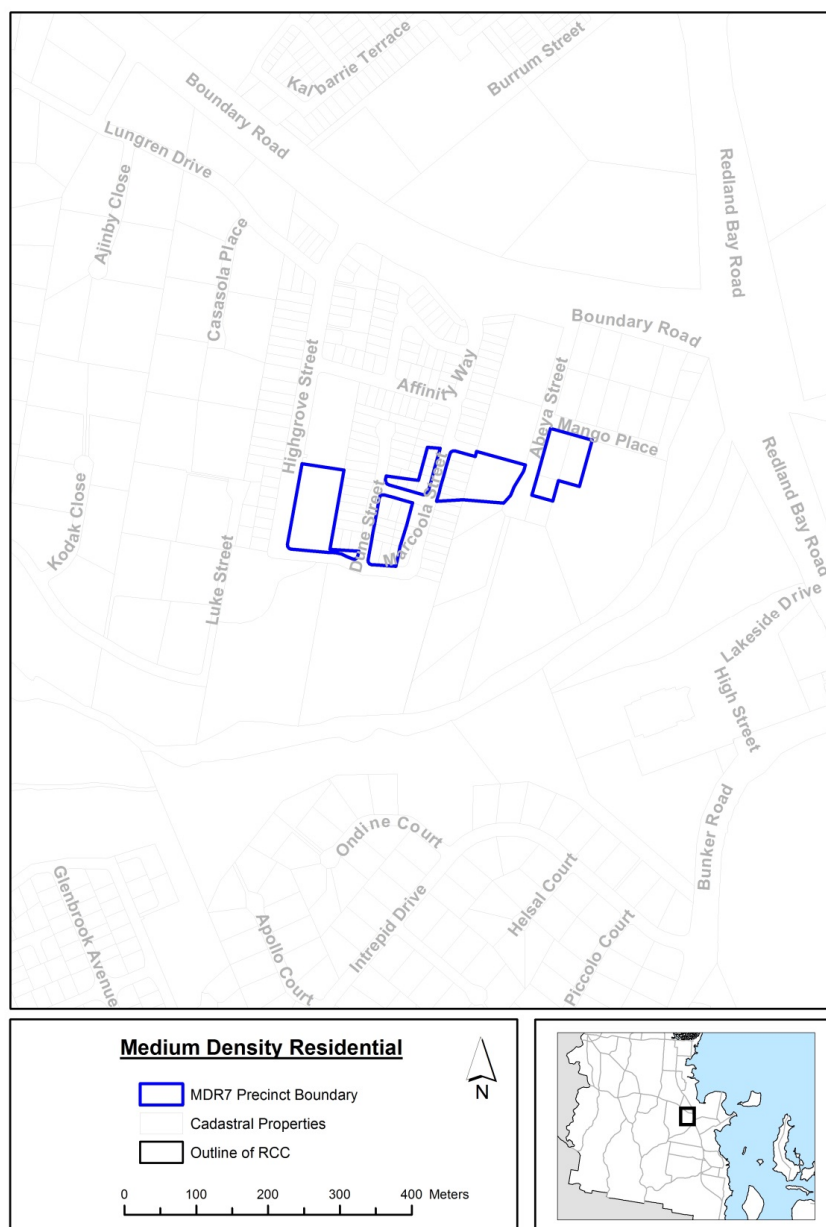


Figure 6.2.3.2.7—Precinct MDR7: Eprapah Creek, South East Thornlands

- (h) Precinct MDR8: Kinross Road and Boundary Road and precinct MDR9: Kinross Road:
 - (i) urban development provides for a mix of housing types and achieves a minimum net residential density of 44 dwellings per hectare;
 - (ii) development provides for a high level of accessibility to nearby local centres and community facilities;
 - (iii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (iv) development on land fronting Boundary Road and Panorama Drive is designed to:
 - (A) rely on access from the internal street network with no access from Boundary Road and Panorama Drive; and
 - (B) facilitate landscaping and acoustic treatment of Boundary Road and Panorama Drive;
 - (v) development maintains significant habitat linkages and assists in the safe movement of koalas;
- Editor's note—Applicants should be aware that the provisions of the *Planning Regulation 2017*, Schedules 10 (part 10) and 11 also apply to development in this area.
- (vi) development does not compromise or constrain the potential for well designed future urban communities;
 - (vii) building height in precinct MDR8 Kinross Road and Boundary Road is compatible with that of surrounding residences.

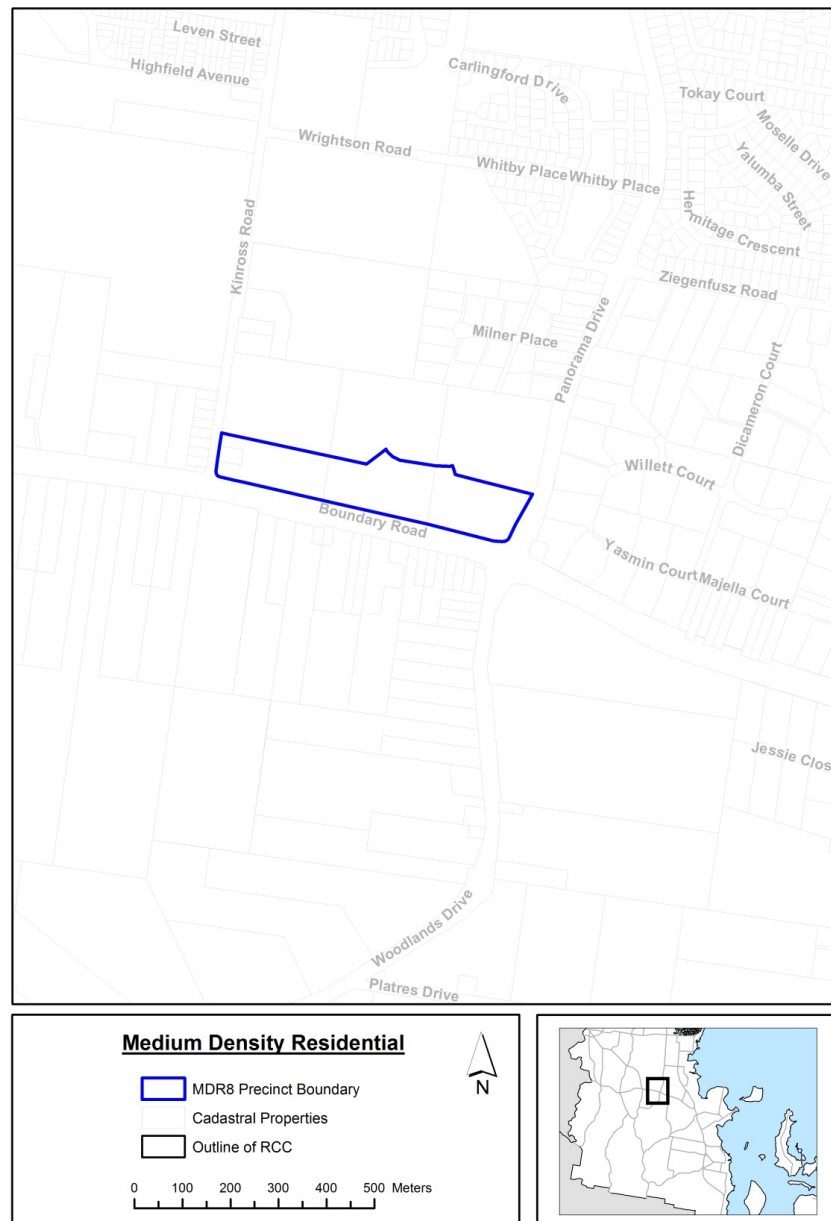


Figure 6.2.3.2.8—Precinct MDR8: Kinross Road and Boundary Road



Figure 6.2.3.2.9—Precinct MDR9: Kinross Road

6.2.3.3 Medium density residential zone code – Specific benchmarks for assessment

Table 6.2.3.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 <p>To provide Good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to facilitate off street parking.</p>	AO1.1 <p>A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP1.3.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Note — Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.</p>
For assessable development <p>Editor's Note – Council has developed a Planning Scheme Policy 7 Multiple Dwelling Design Guide provides to assist assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme. For developments involving multiple dwellings, it is recommended that this document is used as a reference document to support the assessment benchmarks in this planning scheme.</p>	
Non residential uses	
PO2 <p>Non-residential uses occur only where they:</p> <ol style="list-style-type: none"> (1) are for a food and drink outlet, community care centre or community use service function such as a local café; (2) are integrated designed to be compatible with residential activities as part of a mixed use development; (3) do not unduly detract from internal or local residential amenity; (4) are small scale and primarily serve the immediate community; and (5) do not impact on the function of any nearby centre. 	No acceptable outcome is nominated.
Short term accommodation	
PO3	No acceptable outcome is nominated.


Performance outcomes	Acceptable outcomes
Short term accommodation is located and designed to minimise conflicts with permanent residential development.	
All residential development – communal and private open space	
<p>PO4</p> <p>Development involving an apartment development with 10 or more dwellings or a townhouse development with 20 or more dwellings provides sufficient communal open space that:</p> <ol style="list-style-type: none"> (1) is readily accessible, usable and safe; (2) provides flexible spaces and recreation facilities suitable for a range of activities; (3) is landscaped to provide shade, creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas; (4) provides opportunity for casual social interaction; (5) is designed and located to minimise impacts on the amenity of residents of the development and neighbouring properties; (6) is co-located with but separate from deep planting areas (except where not practicable); and (7) minimises impervious ground level areas to improve on-site stormwater filtration. <p>PO4 Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> (1) create usable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade. 	<p>AO4.1</p> <p>Communal open space is provided, where development involves:</p> <ol style="list-style-type: none"> (1) an apartment development with 10 or more dwellings; <ol style="list-style-type: none"> (a) provides a minimum of 15% of the site area or 100m² (whichever is greater) as communal open space; (b) has a minimum dimension of 5m; and (c) communal open space can be provided at ground level, on rooftops, on podiums, by indoor recreational facilities, or a combination of these; and (2) a townhouse with 20 or more dwellings <ol style="list-style-type: none"> (a) provides a minimum of 5% of the site area or a minimum area of 50m² (whichever is greater) as communal open space; and (b) has a minimum dimension of 5m. <p>AO4.1 Where development involves more than 20 dwellings:</p> <ol style="list-style-type: none"> (1) for developments equal to or less than 13m in height, a minimum of 5% of the site area or a minimum area of 50m² (whichever is the greater) is provided as communal open space; or (2) for developments greater than 13m in height, a minimum of 15% of the site area or a minimum area 50m² (whichever is the greater) is provided as communal open space; <p>with a minimum dimension of 5m.</p> <p>Note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p> <p>AO4.2</p> <p>A communal open space area is designed to:</p> <ol style="list-style-type: none"> (1) be centrally located to be readily accessible for residents via pedestrian pathways; (2) be co-located with deep planting areas where practicable; (3) ensure that 50% of the principal usable area receives a minimum of two hours of direct sunlight between 9am and 3pm on 21 June;

Performance outcomes	Acceptable outcomes
	<p>(4) be clearly distinguished from any private open space ;</p> <p>(5) be well lit and subject to passive surveillance;</p> <p>(6) provide a range of recreational facilities including, for example;</p> <p>(a) seating for individuals or groups;</p> <p>(b) barbeque areas;</p> <p>(c) play equipment or play areas; and</p> <p>(d) swimming pool, gyms, tennis court, common room or communal gardens;</p> <p>(7) provide a minimum of 15% planted or grassed landscaping, including a planted area with a minimum width of 1.5m where adjoining a neighbouring property;</p> <p>(8) ensure a minimum of 15% of the area is shaded by trees;</p> <p>(9) have a finished surface level with a gradient less than 5 percent;</p> <p>(10) have hard and soft landscape treatments; and</p> <p>(11) be clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage storage.</p> <p>Editor's note: landscaping provided in communal open space is separate from deep planting areas.</p>
<p>PO5</p> <p>Development provides private open space that is:</p> <p>(1) is useable in size and shape to meet the needs of a diversity of potential residents;</p> <p>(2) is functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling;</p> <p>(3) is clearly identified as private open space; and</p> <p>(4) provides a high level of privacy for residents and neighbours; and</p> <p>(5) is located and designed to enhance the liveability of residents.</p>	<p>AO5.1</p> <p>For a ground floor dwelling, ground floor private open space is designed and located to provided with:</p> <p>(1) predominately face north, east or west;</p> <p>(2) provide a minimum area of 16m² if a dwelling in a residential care facility; or</p> <p>(3) provide a minimum area of 25m² for all other dwellings; and</p> <p>with:</p> <p>a. a minimum dimension of 4m and clear of any utilities such as gas, clothes drying facilities, water tanks or air-conditioning units;</p> <p>b. direct access from living or common areas to extend the living space;</p> <p>c. screening or fencing to clearly identify the area as private open space;</p> <p>d. a high level of privacy for residents and neighbours; and</p> <p>e. a high level of acoustic amenity.</p>

Performance outcomes	Acceptable outcomes
	<p>AO5.2</p> <p>For dwellings above ground level, private balconies are designed and located to: are provided with a minimum area of:</p> <ol style="list-style-type: none"> (1) predominately face north, east or west; (2) be orientated with the longer side facing outwards, or open to the sky, to optimise daylight access into adjacent rooms; (3) provide a minimum of 10m² if a dwelling in a residential care facility; or (4) for all other dwellings: <ol style="list-style-type: none"> (a) a minimum area of 10m² for a 1 bedroom unit; and or (b) a minimum area of 16m² for a two or more bedroom unit; <p>with:</p> <ol style="list-style-type: none"> a. a minimum dimension of 3m and clear of any air conditioning unit or drying space; b. direct access from living or common areas to extend living areas; and c. a high level of privacy for residents and neighbours.
	<p>AO5.3</p> <p>Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.</p>
Apartment diversity	
<p>PO6</p> <p>Development for an apartment development involving 5 or more dwellings provides a mix of dwelling sizes, in terms of the number of bedrooms, to accommodate a range of household types.</p>	No acceptable solution nominated.
Built form	
<p>PO7</p> <p>Development occurs on a site that has an area and street frontage width that is sufficient to:</p> <ol style="list-style-type: none"> (1) accommodate the scale and form of well-designed and articulated multiple dwelling building; (2) allow buildings to be oriented to the street; 	<p>AO7.1</p> <p>Development has a minimum site area and street frontage width of:</p> <ol style="list-style-type: none"> (1) 800m² and 20m, for a building 3 storeys or less in height; or (2) 1,000m² and 20m, for a building 4 storeys or greater in height.

Performance outcomes	Acceptable outcomes
<p>(3) provide for communal and private open spaces at ground level;</p> <p>(4) provide safe and convenient vehicle access to the site;</p> <p>(5) accommodate on-site parking for residents and visitors, and waste and delivery vehicles manoeuvring;</p> <p>(6) deliver substantial landscaping including deep planting areas to retain or establish significant trees; and</p> <p>(7) provide adequate building setbacks to adjoining properties to maintain residential amenity and privacy.</p> <p>PO6 Development occurs on lots which provide sufficient space for buildings to be oriented to the street.</p>	<p>AO6.1 The site has a frontage which is a minimum of 20m in width.</p>
<p>PO8</p> <p>Development provides for interaction with the street and public spaces by:</p> <p>(1) providing non-residential uses, like a food and drink outlet, at ground level with direct and safe pedestrian access; or</p> <p>(2) providing dwellings or habitable rooms at ground level; and</p> <p>(3) ensuring ground level dwellings or habitable rooms adjoining a street or public space have direct and safe pedestrian access to the street or public space wherever possible.</p> <p>PO7 Wherever possible, ground floor dwellings are provided with direct pedestrian access to the street.</p>	<p>No acceptable solution nominated.</p> <p>Figure 6.2.3.3.7 6 illustrates.</p>
<p>PO9</p> <p>Site cover:</p> <p>(1) is consistent with the intended medium density character of the area and immediate streetscape;</p> <p>(2) mitigates the bulk and scale of development;</p> <p>(3) provides natural light, sunlight and breeze to living and open space areas;</p> <p>(4) provides for privacy between dwelling units for residents and neighbouring properties;</p> <p>(5) supports residential amenity for residents and neighbouring properties</p> <p>(6) provides usable open space for residents; and</p> <p>(7) allows for substantial landscaping, including deep planting areas to retain or establish significant trees.</p>	<p>AO9.1</p> <p>Site cover:</p> <p>(1) fits in the building envelope (within the acceptable setbacks); and</p> <p>(2) does not exceed :</p> <p>(a) 55% for an apartment development on a lot 800m² to 1000m²; or</p> <p>(b) 50% for an apartment development on a lot greater than 1000m² or for a townhouse development or greater; or</p> <p>(c) 50% for a townhouse development.</p> <p>Editor's note: there is no acceptable outcome for development on a lot less than 800m². An application on a lot less than 800m² requires assessment against the site cover performance outcome.</p> <p>Figure 6.2.3.3.5 illustrates.</p>

Performance outcomes	Acceptable outcomes
<p>PO8 Site cover:</p> <p>1. allows for provision of substantial open space and landscaping on the site; and</p>	<p>AO8.1 Site cover does not exceed:</p> <p>1. 75% where a multiple dwelling with a building height equal to or less than 13m; and</p> <p>2. 60% otherwise.</p>
<p>PO10</p> <p>Building height:</p> <ol style="list-style-type: none"> (1) in precinct MDR1 parkland living, Capalaba, is mid-rise and provides a transition up to higher buildings within the principal centre; (2) in precinct MDR2 Mount Cotton Road Capalaba, is mid-rise but steps down from the principal centre to low-rise residential areas south of Redland Bay Road; (3) in precinct MDR3 Shore Street East, Cleveland, is mid-rise but creates a focal point between Cleveland principal centre and Toondah Harbour; (4) in precinct MDR4 Cleveland, is mid-rise and reinforces the connection between Cleveland principal centre and Toondah Harbour; (5) in precinct MDR7 Erapah Creek, South East Thornlands and precinct MDR5 Esplanade, Redland Bay, is mid-rise, accommodating a slightly higher built form than surrounding medium density residential zoned land to optimise the amenity of their locations; (6) in precinct MDR8 Kinross Road and Boundary Road, is low-rise and compatible with the height of surrounding residences; and (7) is up to three storeys (with a maximum height of 44m 11.5m) in all other areas. 	<p>A10.1</p> <p>Building height does not exceed the height set out in Table 6.2.3.3.2 Building height.</p>
<p>PO11</p> <p>Where building height over 43 11.5m is intended, buildings step down in height and scale to be of a similar size to intended building height on adjoining residential zoned land.</p>	<p>AO11.1</p> <p>Buildings:</p> <ol style="list-style-type: none"> (1) within 10m of the common boundary have a building height no more than 43 11.5m; and (2) within 20m of the common boundary have a building height no more than 6m greater than the intended building height on the adjoining site. <p>Figure 6.2.3.3.1 illustrates.</p>

Performance outcomes	Acceptable outcomes
	 <p data-bbox="778 696 1182 748">Figure 6.2.3.3.1 —Height between adjoining development</p>
<p data-bbox="292 763 352 786">PO12</p> <p data-bbox="292 795 663 846">Front boundary setbacks (other than basements):</p> <ol data-bbox="292 855 742 1429" style="list-style-type: none"> (1) create an attractive, consistent and cohesive streetscape; (2) results in development not being visually dominant or overbearing with respect to the streetscape; (3) assist in achieving visual privacy to ground floor dwellings from the street; (4) support the location of balconies for casual surveillance of the street and articulation of the building facade; (5) provide for landscaping to soften and screen the built form, including deep planting areas to retain or establish significant vegetation; (6) provide for usable open space for occupants the residents; (7) provide for visitor car parking for apartment development; and (8) where tandem car parking spaces are proposed in front of townhouse garages, they are contained wholly within the property boundary. <p data-bbox="292 1438 735 1541">Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.</p> <p data-bbox="292 1565 735 1590">PO11 Building setbacks (other than basements):</p> <ol data-bbox="292 1621 751 1834" style="list-style-type: none"> 1. maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; 2. do not prejudice the development or amenity of adjoining sites; 3. assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings; 	<p data-bbox="778 763 858 786">AO12.1</p> <p data-bbox="778 795 1230 819">The front boundary setback is a minimum of:</p> <ol data-bbox="778 828 1230 992" style="list-style-type: none"> (1) 3m to the building wall and 5.5m for garage doors for a townhouse development; or (2) 4m to balcony, eaves, awning or the like and 6m to building wall for an apartment development; <p data-bbox="778 1032 1066 1057">Figure 6.2.3.3.6 5 illustrates.</p> <p data-bbox="778 1391 1230 1442">AO11.1 The front boundary setback is a minimum of:</p> <ol data-bbox="778 1451 1054 1503" style="list-style-type: none"> (1) 5.5m for garage doors; and (2) 3m otherwise.

Performance outcomes	Acceptable outcomes
<p>4. provide space for service functions including car parking and clothes drying; and</p> <p>5. where tandem car parking spaces are proposed in front of garages, they are contained wholly within the property boundary.</p>	
<p>PO13</p> <p>Side and rear boundary setbacks:</p> <ol style="list-style-type: none"> (1) minimise the impacts of development on the amenity and privacy of existing and future adjoining residents; (2) does not prejudice the intended future development of adjoining sites; (3) contribute to the pattern of the streetscape consistent with the intended neighbourhood character; (4) support the separation of buildings to provide visual and acoustic privacy; (5) maintain sufficient levels of natural light, and air circulation for residents of the development and adjoining sites; (6) ensure daylight penetrates all sides of the proposed building; (7) provide for communal and private open space areas; (8) provide space for service functions, including clothes drying areas if needed; (9) support the introduction of landscaping to complement building massing, screen buildings and support the privacy of existing and future adjoining residents; and (10) provide for deep planting areas, to retain and protect significant native trees 	<p>AO13.1</p> <p>The side boundary setback:</p> <p>At the side boundary</p> <ol style="list-style-type: none"> (1) provides that a built to boundary wall does not exceed 4.5m in height and 9m in length along any one external boundary for a townhouse development; and (2) otherwise for a townhouse development, is a minimum of: <ol style="list-style-type: none"> (a) 1.5m for a building wall up to 4.5m high; (b) 2m for a wall up to 78.5m high; (c) 2.5m plus 0.5m for every 3m or part thereof by which the building exceeds 78.5m; or (3) for apartment development on a lot 800m² to 1000m², is a minimum of 3m to a balcony or the building wall; or (4) for apartment development on a lot greater than 1000m², is a minimum of 4m to a balcony or the building wall. <p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p>

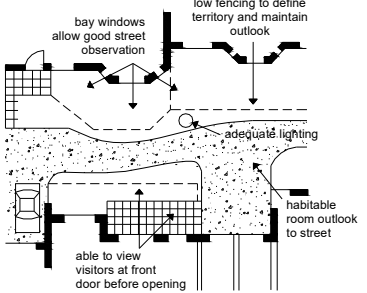
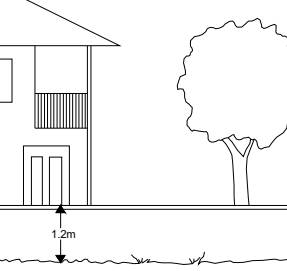
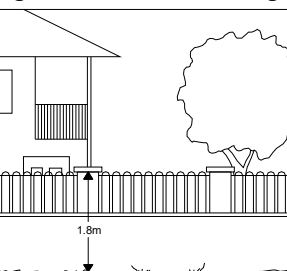
Performance outcomes	Acceptable outcomes
<p>(except where not practicable) and vegetation, or establish large subtropical shade trees.</p> <p>Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.</p>	<p>AO13.2</p> <p>The rear boundary setback is:</p> <ol style="list-style-type: none"> (1) for a townhouse development a minimum of 3m; or (2) for apartment development on a lot 800m² to 1000m², a minimum of 5m to a balcony or the building wall; or (3) for apartment development on a lot greater than 1000m², a minimum of 6m to a balcony or the building wall. <p>AO11.3 The rear boundary setback is a minimum of:</p> <ol style="list-style-type: none"> 1. 4m for a wall up to 13m high; and 2. 6m where above 13m high.
<p>PO14</p> <p>Basements:</p> <ol style="list-style-type: none"> (1) are located outside of deep planting areas; (2) are designed to integrate into the building façade and landscape design to minimise visual impacts on the streetscape; and (3) provide for natural ventilation... <p>PO12 Basements are designed to ensure:</p> <ol style="list-style-type: none"> 1. substantial areas of the site are available for deep planting; and 2. a strong relationship between the street and the proposed building and ground level open space. 	<p>No acceptable outcome is nominated.</p> <p>AO12.1 Basements are set back by:</p> <ol style="list-style-type: none"> 1. 2m from the street frontage; and 2. 2m from other site boundaries if landscaping is intended to provide screening to neighbouring sites.
<p>PO15</p> <p>Buildings are designed to:</p> <ol style="list-style-type: none"> (1) contribute to an attractive streetscape and intended character of the local area; (2) be orientated to the street; (3) incorporate balconies that address street frontages and public spaces; (4) provide modulation and articulation in the building façade and elevations' horizontal and vertical profiles; (5) provide projections and recesses in the facade and elevations that reflect changes of internal functions of buildings, including circulation; (6) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features; 	<p>No acceptable outcome is nominated.</p> <p>Figures 6.2.3.3.7 6 and 6.2.3.3.8 7 illustrates</p>

Performance outcomes	Acceptable outcomes
<p>(7) use similarly proportioned roof forms, doors, windows and balconies to complement the local character;</p> <p>(8) break up the appearance of large buildings through roof form, materials, articulation, projections and recesses that reflect the existing streetscape scale; and</p> <p>(9) articulate building entrances and openings.</p> <p>PO13 Design elements contribute to an interesting and attractive streetscape and building through:</p> <p>(1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation;</p> <p>(2) variations in material and building form;</p> <p>(3) modulation in the facade, horizontally or vertically;</p> <p>(4) articulation of building entrances and openings; and</p> <p>(5) corner treatments to address both street frontages.</p>	
<p>PO16</p> <p>Development ensures that:</p> <p>(1) corner sites address both street frontages; and</p> <p>(2) key corners are given prominence by changes in articulation, materials, colour/artwork and roof expression.</p>	<p>No acceptable outcome is nominated.</p> <p>Figures 6.2.3.3.7 6 and 6.2.3.3.8 7 illustrates.</p>
<p>PO17</p> <p>Development for services and related structures:</p> <p>(1) are accessible for maintenance;</p> <p>(2) are integrated to blend into the overall development design; and</p> <p>(3) are designed and orientated to not visually dominate the street frontage.</p>	<p>AO17</p> <p>Services and related structures (such as electricity transformers, fire hydrant and booster assemblies.) where located in the front boundary setback:</p> <p>(1) extend for no more than 5m or 10% of the street frontage (whichever is lesser);</p> <p>(2) are orientated towards internal driveways or footpaths; and</p> <p>(3) are located, screened with similar materials to the building or landscaped to not be visually obtrusive when viewed from the street.</p> <p>Figure 6.2.3.3.8 7 illustrates.</p>
<p>PO18</p> <p>A main pedestrian entrance is provided for an apartment building that connects the street with the building and:</p> <p>(1) is separated from the vehicle entry;</p> <p>(2) provides safe and convenient access to the building for pedestrians, with crime</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>prevention principles incorporated, to eliminate concealment areas and visually delineate the public and private spaces; and</p> <p>(3) includes an entry treatment that provides waiting space off the footpath, lighting, mailboxes, building signage and numbering.</p>	
<p>PO19</p> <p>Multiple dwelling building walls are designed to:</p> <p>(1) be visually interesting through the provision of articulation on the side and rear walls;</p> <p>(2) avoid highly reflective finishes;</p> <p>(3) break up multiple dwelling development and reduce the scale and bulk of the buildings; and</p> <p>(4) support dual-orientation dwellings to provide for natural cross ventilation.</p>	<p>AO19.1</p> <p>The maximum length of a building wall in any direction is 30m, with a change in the building line every 15m on side and rear walls of plus or minus 1.5m for a length not less than 5m.</p> <p>Figures 6.2.3.3.7 6 and 6.2.3.3.8 7 illustrates.</p> <p>Editor's note—full building separation provides a minimum of 6m.</p>
<p>PO20</p> <p>Design elements promote a subtropical and climate responsive design character through:</p> <p>(1) the use of deep balconies verandahs, decks and eaves;</p> <p>(2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible;</p> <p>(3) maximising dwellings with a northern aspect;</p> <p>(4) maximising dual orientation of habitable rooms to provide for natural cross ventilation;</p> <p>(5) integration of buildings with landscape planting and deep planting areas to create a pleasant micro-climate; and</p> <p>(6) screening habitable rooms from the western sun, using building and landscape elements.</p>	<p>No acceptable outcome is nominated</p> <p>Figures 6.2.3.3.7 6 and 6.2.3.3.8 7 illustrates.</p> <p>Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).</p>
<p>PO21</p> <p>The design of roof form, rooftops and building caps of apartment development:</p> <p>(1) provides an interesting and attractive roof-scape that enhances the architectural distinction of the building and makes a positive contribution to the local character;</p> <p>(2) is articulated to reduce the bulk and scale of a building when viewed from the street</p> <p>(3) considers the ability for discreet placement and optimum orientation of solar panels;</p>	<p>AO21.1</p> <p>Roof form, rooftops and building caps are designed to:</p> <p>(1) include interesting forms created through pitches, gables, skillions or other features;</p> <p>(2) be articulated to break down the roof and building bulk and scale;</p> <p>(3) provide opportunity for stormwater collection, solar energy and communal open space;</p> <p>(4) be angled to the north and east to maximise solar access in winter; and</p>

Performance outcomes	Acceptable outcomes
<p>(4) maximises solar access for dwellings during winter and provides shade in summer; and</p> <p>(5) incorporates variety in design; and</p> <p>(6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment; and</p> <p>(7) avoids highly reflective finishes.</p> <p>PO15 Roof form assists in reducing the appearance of building bulk by:</p> <p>(1) articulating individual buildings;</p> <p>(2) incorporating variety in design;</p> <p>(3) incorporating a roof pitch, gable or the like in buildings up to 13m; and</p> <p>(4) screening plant and equipment, such as vents, lift over runs or solar energy and storm water collectors.</p>	<p>(5) incorporate hoods and overhangs to shade walls and windows from the summer sun.</p> <p>Figures 6.2.3.3.7 6 and 6.2.3.3.8 7 illustrates.</p> <p>No acceptable outcome is nominated.</p>
	<p>AO21.2</p> <p>Rooftop service structures, plant and equipment are:</p> <p>(1) integrated into the building design to be an architectural feature; or</p> <p>(2) discreet or effectively screened; and</p> <p>(3) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner</p>
	<p>AO21.3</p> <p>Where rooftops are used for communal open space:</p> <p>(1) service structures, plant and equipment are visually and acoustically screened; and</p> <p>(2) landscaping is provided to provide shade and visual relief.</p>
<p>PO22</p> <p>Parking facilities for apartment development:</p> <p>(1) are contained within a basement level or within the building footprint where located at ground level ;</p> <p>(2) are designed to not dominate the streetscape or the building form when viewed from the street, other public spaces and adjoining properties;</p> <p>(3) provide storage areas for residents; and</p> <p>(4) mitigate amenity impacts on adjoining residents.</p>	<p>AO22.1</p> <p>Parking facilities for residents (excludes visitor car parking)::</p> <p>(1) are located in a basement level; or</p> <p>(2) within the building footprint at ground level where;</p> <p>(a) landscaped and screened from view from the street, other public spaces and adjoining properties;</p> <p>(b) integrated into the building façade through architectural elements; and</p> <p>(3) provide storage areas for residents.</p>
	<p>AO22.2</p> <p>Visitor car parking (excludes resident parking) are located:</p> <p>(1) in a basement level; or</p> <p>(2) at ground level within the building footprint where landscaped or screened from view from the street, other public spaces and adjoining properties; or</p>

Performance outcomes	Acceptable outcomes
	(3) in the front setback where adjoining the driveway and landscaped or screened from view from the street.
PO23 Parking facilities for townhouse development are located so they do not dominate the streetscape or the building form when viewed from the street.	AO23.1 Vehicle parking structures are located behind the front building alignment.
PO24 Driveways and internal access ways are located and designed to: <ol style="list-style-type: none"> (1) integrate into the overall building design; (2) define the public and private space; (3) support active street frontages and enhance the streetscape character; (4) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape; (5) minimise visual impact of long driveways through changing alignments and landscaping; (6) be located on secondary/rear frontages, where available; (7) limit the number and width of driveway crossovers to the minimum required; (8) minimise the extent of internal access ways; (9) mitigate impacts on neighbouring properties; (10) maximise the availability of on-street parking; (11) support the retention or establishment of street trees; and (12) allow for refuse collection and street infrastructure. 	AO24.1 Driveways and internal access ways are located and designed: <ol style="list-style-type: none"> (1) to incorporate high quality pavement materials, textures and colours that are consistent with the overall building design; (2) to be limited to one crossover per street frontage; (3) to provide the minimum width required; (4) to be offset from the side boundary by a minimum of 1m to allow for landscaping; and (5) to minimise and soften visual impacts through <ol style="list-style-type: none"> (a) offset alignment of the driveway and landscaping to screen the view of the driveway from the street; (b) a change in alignment within 20m from the street frontage; and (c) soft landscaping along the driveway and at the end of the straight alignment. <p>Figure 6.2.3.3.7 6 illustrates.</p>
PO25 Development provides front fences or walls along street frontages, or public spaces, that create an attractive streetscape by: <ol style="list-style-type: none"> (1) incorporating a mixture of building materials that complement the design of buildings (2) providing visual interest and a softening of the visual impact where significant in length (3) highlighting the entrance to the property 	AO25.1 Fences or walls along a street front or public space are designed to incorporate a mixture of building materials that complement the design of the building.
	AO25.2 Where a fence or wall along street frontages or public spaces exceeds 10m in length, indentations, material variation or soft landscaping (including planter boxes) are incorporated.
	Figure 6.2.3.3.7 6 illustrates.
PO26	AO26.1 Balconies, windows and building openings overlook streets and other public spaces.

Performance outcomes	Acceptable outcomes
<p>Development is designed to create an attractive streetscape and discourage crime and anti-social behaviour by:</p> <ol style="list-style-type: none"> (1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided) pedestrian and cycle paths, including the primary pedestrian entrance and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; (4) providing direct movements with clear unobscured sight lines; and (5) having fencing and walls along a street frontage or public space incorporate visually permeable materials and treatments. 	<p>Figures 6.2.3.3.2 and 6.2.3.3.9 8 illustrates.</p>  <p>Figure 6.2.3.3.2—Overlooking</p> <p>AO26.2 Fences or walls along a street frontage or public space have a maximum height of:</p> <ol style="list-style-type: none"> (1) 1.2m where solid; or (2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent. <p>Figures 6.2.3.3.3 and 6.2.3.3.4 illustrate.</p>  <p>Figure 6.2.3.3.3 — Fencing (1)</p>  <p>Figure 6.2.3.3.4 — Fencing (2)</p>
<p>PO27 On elevated or steeply sloping sites:</p> <ol style="list-style-type: none"> (1) development is sympathetic to the natural landform through the use of terraced or split level building forms that minimise ground level disturbance outside the building footprints; and 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(2) the understoreys of buildings are screened to maintain the quality of view when viewed from below.	
Amenity	
PO28 Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.	AO28.1 Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by: <ol style="list-style-type: none"> (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. Figure 6.2.3.3.9 8 illustrates.
	AO28.2 Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by: <ol style="list-style-type: none"> (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) planting that will achieve a minimum of 2m in height at maturity. Figure 6.2.3.3.9 8 illustrates.
	AO28.3 Where incorporating screening devices, they are: <ol style="list-style-type: none"> (1) solid translucent screens or perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm and are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building. Figure 6.2.3.3.9 8 illustrates.
PO29 Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.	AO29.1 Side and rear boundary fences are a minimum of 1.8m in height where adjoining a residential use.

Performance outcomes	Acceptable outcomes
	Figure 6.2.3.3.9 8 illustrates.
PO30 Development is designed to facilitate the retention and establishment of significant trees and street trees (except where not practicable) that: <ol style="list-style-type: none"> (1) complement and soften the scale and bulk of the built form; (2) support an attractive streetscape; (3) enhance the amenity of residents; and (4) provide natural shade to improve the micro-climate. <p>Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.</p>	No acceptable outcome is provided.
PO31 On-site landscaping is provided to: <ol style="list-style-type: none"> (1) contribute to an attractive streetscape; (2) enhance the appearance of the development; (3) complement any native vegetation within the site; (4) provide for the retention or establishment of significant trees in deep planting areas (5) provide privacy between on-site dwellings and adjoining properties; (6) provide natural shade to mitigate heat island impacts; (7) soften and breakup the extent of driveways and internal access ways; and (8) screen unsightly components. 	AO31.1 A minimum of 45%-20% of the site is planted or grassed landscaping (rather than hardstand), including 10% of the site for deep planting areas. Editor's note-landscaping that is not deep planting areas can be located in communal open space areas. AO31.2 A 2m wide planted landscaped area which is capable of deep planting to sustain mature trees, is provided along the length of any public road frontage. AO31.3 Development provides: <ol style="list-style-type: none"> (1) a minimum 1m wide planted landscaped area on a side boundary where a driveway, or a ground level open parking area, is located adjacent the boundary; and (2) an extended landscaped area of a minimum of 1.5m for every 5m of driveway length.
PO32 Deep planting areas are provided that: <ol style="list-style-type: none"> (1) are located to retain or establish significant trees to soften the built form; (2) are co-located with communal open space, street trees or deep planting areas on adjoining properties; (3) are accessible to provide informal recreation spaces for residents; (4) are of sufficient size and dimension to support the retention or establishment of significant trees that at maturity 	AO32.1 Deep planting areas are located: <ol style="list-style-type: none"> (1) within boundary setbacks to soften the built form as viewed from the street and adjoining properties; (2) to retain significant trees; and (3) to co-locate with communal open space, street trees or deep planting areas on adjoining properties. AO32.2 Deep planting areas are:

Performance outcomes	Acceptable outcomes
<p>complement the scale and height of the built form;</p> <p>(5) are open to the sky with access to light and rainfall;</p> <p>(6) are maintained exclusively for landscaping, with no underground development or infrastructure;</p> <p>(7) reduce urban heat island effects by improving the micro-climate; and</p> <p>(8) provide water quality and quantity benefits from the natural filtration of rainfall into the ground.</p>	<p>(1) a minimum of 10% of the site;</p> <p>(2) a minimum unobstructed dimension of 4m in any direction; and</p> <p>(3) completely open to the sky.</p> <p>Editor's note-the deep planting area acceptable outcome for a minimum of 10% of a site is part of the overall minimum 20% landscaping for a site rather than in addition.</p> <p>AO32.3</p> <p>Deep planting areas are exclusively for landscaping and do not contain:</p> <p>(1) driveways, manoeuvring or hardstand areas and pedestrian paths;</p> <p>(2) surface structures and infrastructure such as water tanks or utilities; and</p> <p>(3) sub-surface structures or infrastructure such as basement car parking and water supply or wastewater infrastructure.</p>
<p>PO33</p> <p>Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO34</p> <p>Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO35</p> <p>Development minimises the extent of shadows on useable private open space or public spaces and provides adequate sunlight to habitable rooms on the site and adjoining.</p>	<p>AO35.1</p> <p>Solar access to habitable rooms and private open space of dwellings:</p> <p>(1) is not less than 3 hours between 9am and 3pm on June 21; or</p> <p>(2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.</p>
<p>PO36</p> <p>Waste and recycling container storage areas:</p> <p>(1) for apartment development are located within the building footprint;</p> <p>(2) provide an accessible location for residents and waste collection;</p> <p>(3) are not be visible from street and other public spaces;</p> <p>(4) mitigate adverse amenity impacts in terms of odour, noise and visual impacts on residents on-site and residents of adjoining properties.</p>	<p>AO36.1</p> <p>Waste and recycling container storage areas are:</p> <p>(1) located within the building footprint for an apartment development;</p> <p>(2) co-located in car parking areas, in a basement or at ground level;</p> <p>(3) separated from open space areas on-site and on adjoining properties;</p> <p>(4) screened or enclosed;</p>

Performance outcomes	Acceptable outcomes
<p>PO23 Waste disposal and servicing areas are not visible from public places and do not have adverse amenity impacts on adjoining properties.</p>	<p>(5) integrated into the building design, using similar material and finishes; and</p> <p>(6) well ventilated.</p> <p>No acceptable outcome is nominated.</p>
<p>PO37</p> <p>Development site layout and design enhances and complements the character of the surrounding neighbourhood and responds to the topography, natural values and development constraints by:</p> <ol style="list-style-type: none"> (1) integrating into the surrounding residential neighbourhood; (2) providing an attractive and interesting streetscape; (3) taking advantage of the site's natural features like views, vistas, existing vegetation and landmarks; (4) minimising and mitigating impacts on ecological corridors and native vegetation; and (5) minimising alteration to natural topography and drainage lines. <p>Editor's note-this performance outcome can be met through submission of a design concept that demonstrates the design process and includes:</p> <ol style="list-style-type: none"> (1) site and neighbourhood analysis; (2) building design criteria/principles informed by an opportunities and constraints analysis; and (3) an outline of how the layout and design responds to the site, streetscape, surrounding neighbourhood and natural values constraints. <p>PO24</p> <p>The site layout responds to topography, natural values and development constraints, such that:</p> <ol style="list-style-type: none"> (1) impacts on ecological corridors and native vegetation are minimised and mitigated; and (2) alteration to natural topography and drainage lines is minimised. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.</p>
Reconfiguration	
<p>PO38</p> <p>Reconfiguration creates lots that are of a size that can accommodate medium density residential development in a form that meets the intentions of this zone. Lots less than 800m² are not created.</p>	<p>AO38.1</p> <p>Reconfiguration achieves a minimum lot size of 800m².</p>
<p>PO39</p> <p>Reconfiguration of a townhouse development to establish freehold lots only occurs where:</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(1) the townhouse development is designed to be freehold titled by ensuring:</p> <p>(a) the townhouse development remains in compliance with the development approvals following reconfiguration;</p> <p>(b) each townhouse remains a self-contained residence following reconfiguration; and</p> <p>(c) that dependant activities of the development are not separated by freehold titling;</p> <p>(2) the lots are created following construction of the townhouses;</p> <p>(3) equitable sharing and ongoing maintenance of any shared facilities or infrastructure is established.</p> <p>Editor's note- material change of use and reconfiguration applications should be submitted together to allow concurrent assessment.</p>	
Precinct MDR6: South East Thornlands, and precinct MDR7: Eprapah Creek, South East Thornlands	
<p>PO40</p> <p>Housing is designed and located to maximise outlook across adjoining areas of open space.</p>	No acceptable outcome identified.
<p>PO41</p> <p>Development facilitates the establishment of a safe, permeable, legible and functional movement network that is in accordance with Figures 6.2.3.3.40 & 9 road movement network and 6.2.3.3.44 & 10 pedestrian, cycle and public transport network.</p>	<p>AO41.1</p> <p>Roads, intersections, paths and public transport stops and associated treatments are established in accordance with Figures 6.2.3.3.40 & 9 road movement network and 6.2.3.3.44 & 10 pedestrian, cycle and public transport network.</p>
<p>PO42</p> <p>Where development involves or adjoins nominated boulevard roads, the road design:</p> <p>(1) creates a grand avenue character, being 50m wide for the central boulevard and 25m wide for the southern boulevard;</p> <p>(2) incorporates very wide landscaped medians that are of a sufficient width to support fauna movement; and</p> <p>(3) wide shoulders and verges which accommodate separated pedestrian and cyclist paths and dense landscaping.</p>	<p>AO42.1</p> <p>Total width of the boulevard is:</p> <p>(1) central boulevard - 50m; and</p> <p>(2) southern boulevard - 25m.</p>
<p>PO43</p> <p>Development is set back from Boundary Road by a distance sufficient to accommodate substantial landscaping to retain a heavily vegetated character.</p>	<p>AO43.1</p> <p>In addition to any widening of the road reserve required by the Queensland Government, development provides a 15m wide strip either side of Boundary Road</p>

Performance outcomes	Acceptable outcomes
	which is densely vegetated by trees and shrubs.
PO44 Development adjoining Cleveland Redland Bay Road and Boundary Road attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: <ol style="list-style-type: none"> (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability. 	No acceptable outcome is nominated.
PO45 Development facilitates: <ol style="list-style-type: none"> (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) a mix of affordable housing types; (4) access to community infrastructure and public transport services at an early stage of development; and (5) land for community uses and public services, including open space education, health, social and emergency services where appropriate. 	No acceptable outcome is nominated.
PO46 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
Precinct MDR8: Kinross Road and Boundary Road, and Precinct MDR9: Kinross Road	
PO47 Development does not create any additional vehicular access points to Boundary Road or Panorama Drive. New lots are provided with access from internal roads.	AO47.1 No new access points from lots are provided to Boundary Road or Panorama Drive.
PO48 Development does not create any additional vehicular access points to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.	AO48.1 No new access points from lots are provided to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road.
PO49 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.3.3. 42 7 11 road movement network and 6.2.3.3. 43 8 12 pedestrian, cycle, public transport and parks network.	AO49.1 Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with Figures 6.2.3.3. 42 7 11 road movement network and 6.2.3.3. 43 8 12 pedestrian, cycle, public transport and parks network.
PO50	AO50.1

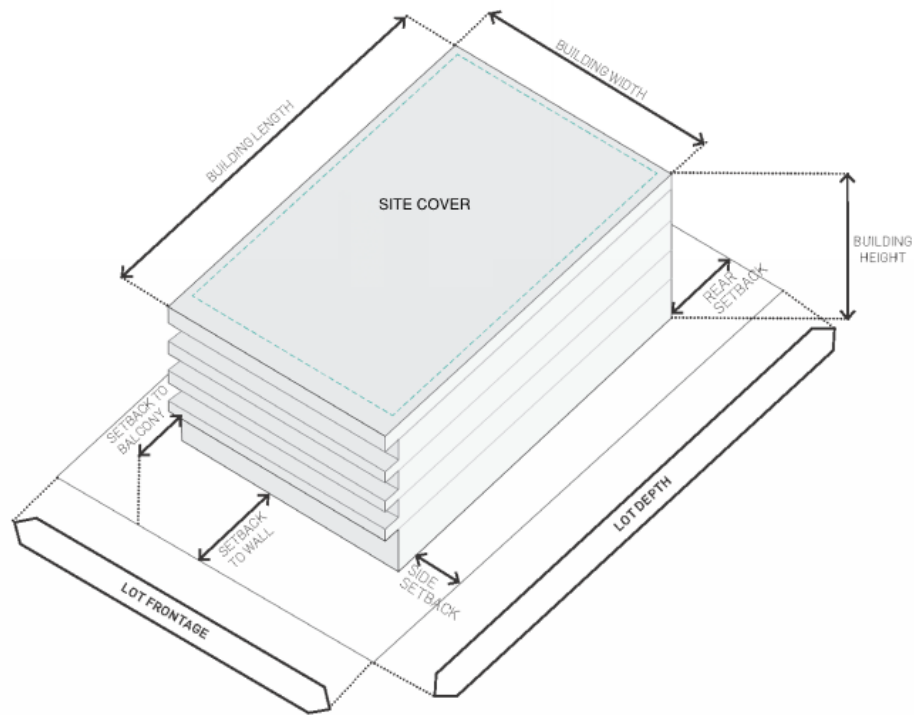
Performance outcomes	Acceptable outcomes
Development adjoining Boundary Road or Panorama Drive is set back by a sufficient distance to provide for acoustic treatments and substantial landscaping.	A 10m wide setback is provided along Boundary Road. No acceptable outcome is nominated for Panorama Drive.
PO51 Development adjoining Boundary Road or Panorama Drive attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	No acceptable outcome is nominated.
PO52 Development adjoining Boundary Road or Panorama Drive provides landscaping to create a heavily vegetated, high visual quality environment.	No acceptable outcome is nominated.
PO53 Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.	AO53.1 Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including: (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
PO54 The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.	AO54.1 The road is designed as a boulevard style trunk collector, having: (1) a minimum road width of 20m; (2) no direct vehicular access from new uses and lots adjoining the trunk collector; and (3) a left in, right in and left out only intersection to Panorama Drive.
PO55 Where development involves nominated esplanade roads treatments adjoining open space, the road design: (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists;	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation.	
PO56 New streets provide sufficient width for on-street parking on both sides.	AO56.1 Streets have a minimum width of 18m.
PO57 Development facilitates: <ul style="list-style-type: none"> (1) a logical pattern of development; (2) minimal requirement for earthworks and retaining walls; (3) efficient use of land and infrastructure; (4) a mix of affordable housing types; (5) net residential densities are not less than 44 dwellings per hectare; (6) access to community infrastructure and public transport services at an early stage of development; and (7) land for community uses and public services, including open space, education, health, social and emergency services where appropriate. 	No acceptable outcome is nominated.
PO58 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
PO59 Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.	No acceptable outcome is nominated.
PO60 To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.	No acceptable outcome is nominated.

Table 6.2.3.3.2—Maximum building height

Area		Maximum Building Height (m)
MDR1	Parkland living, Capalaba	22m20m 20.5m
MDR3	Shore Street East, Cleveland	
MDR2	Mount Cotton Road, Capalaba	19m17m 17.5m
MDR4	Cleveland	
MDR5	Esplanade, Redland Bay	
MDR7	Erapah Creek, South East Thornlands	16m14m 14.5m

MDR8	Kinross and Boundary Road	8.5m
Elsewhere in the zone (including MDR6 South East Thornlands and MDR9 Kinross Road)		13m 11m 11.5m
Elsewhere in the zone, where 2 storey in height.		8.5m



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Figure 6.2.3.3.5—typical building envelope for a three-storey apartment development

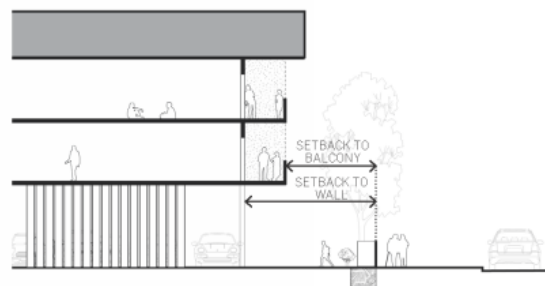


Figure 6.2.3.3.6 5 -front boundary setback to balcony and wall

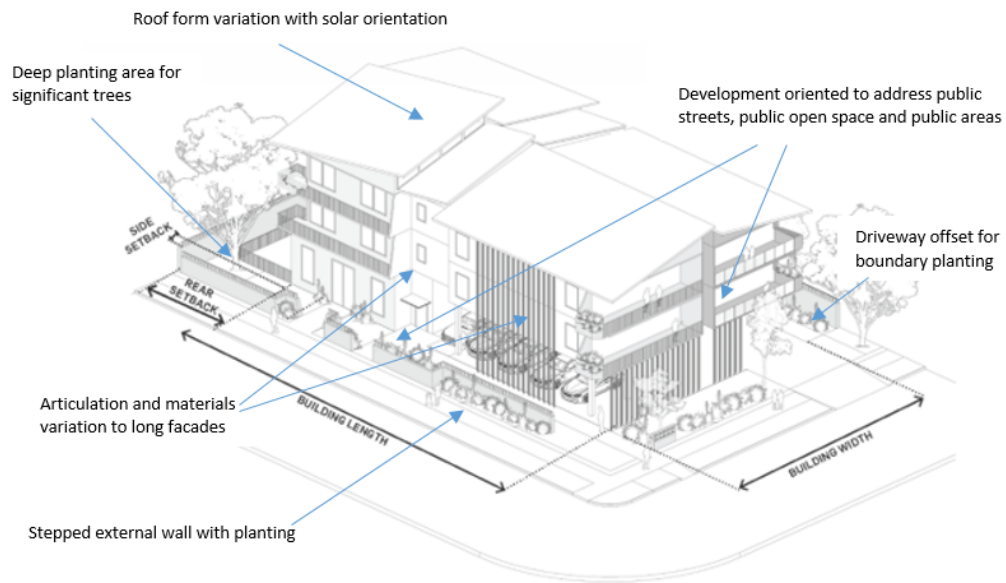


Figure 6.2.3.3.7 6 — building design and streetscape.

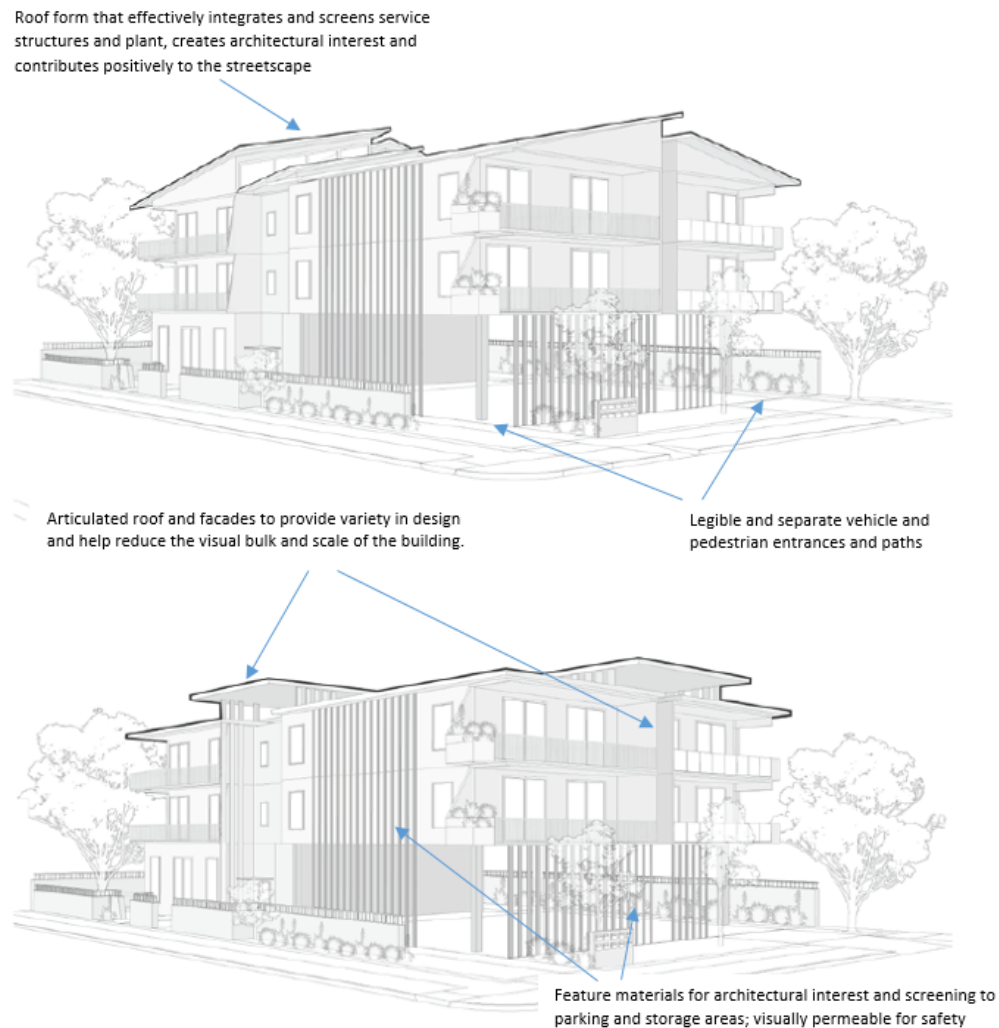


Figure 6.2.3.3.8 7 — design of , materials and roof form.

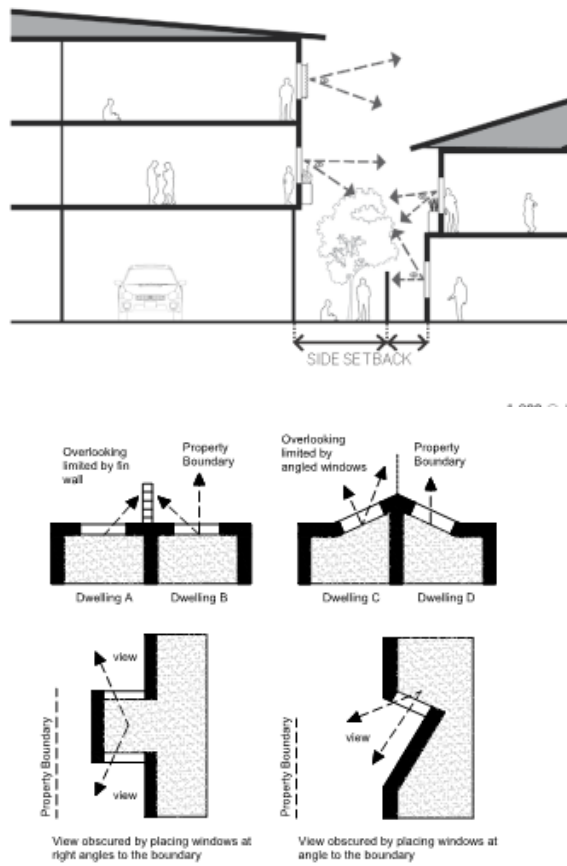
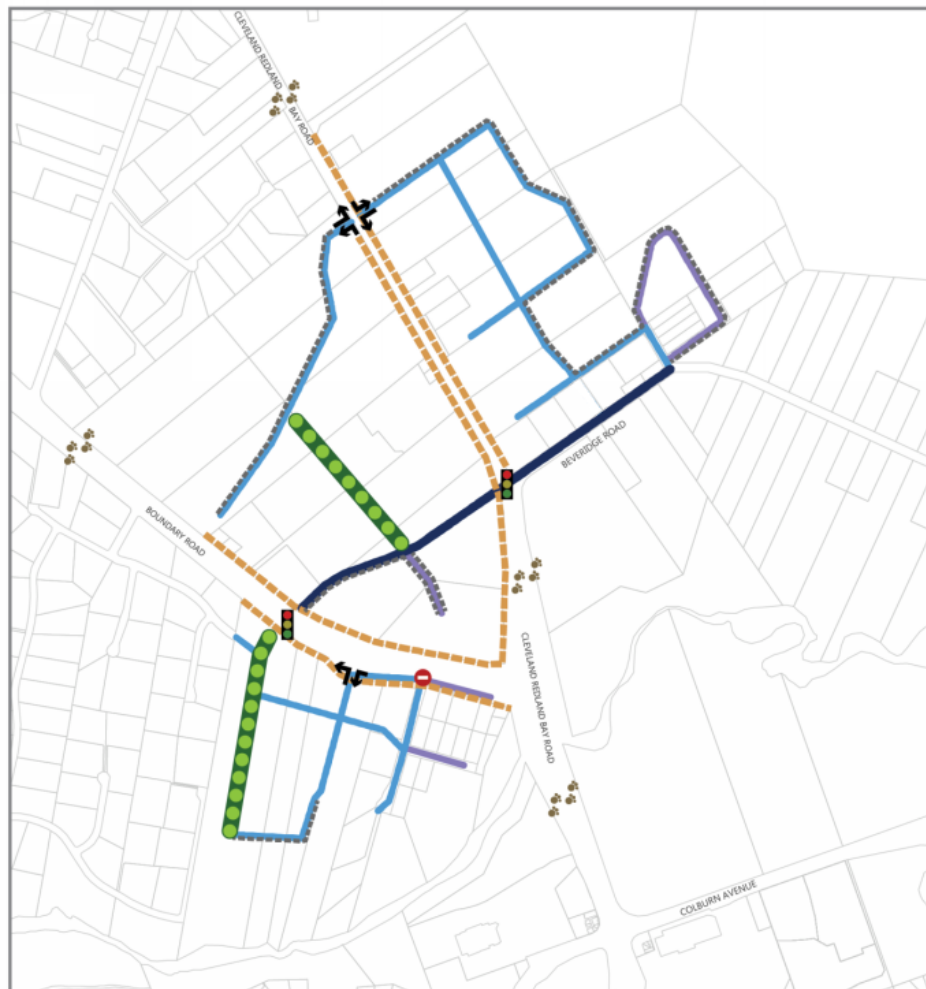


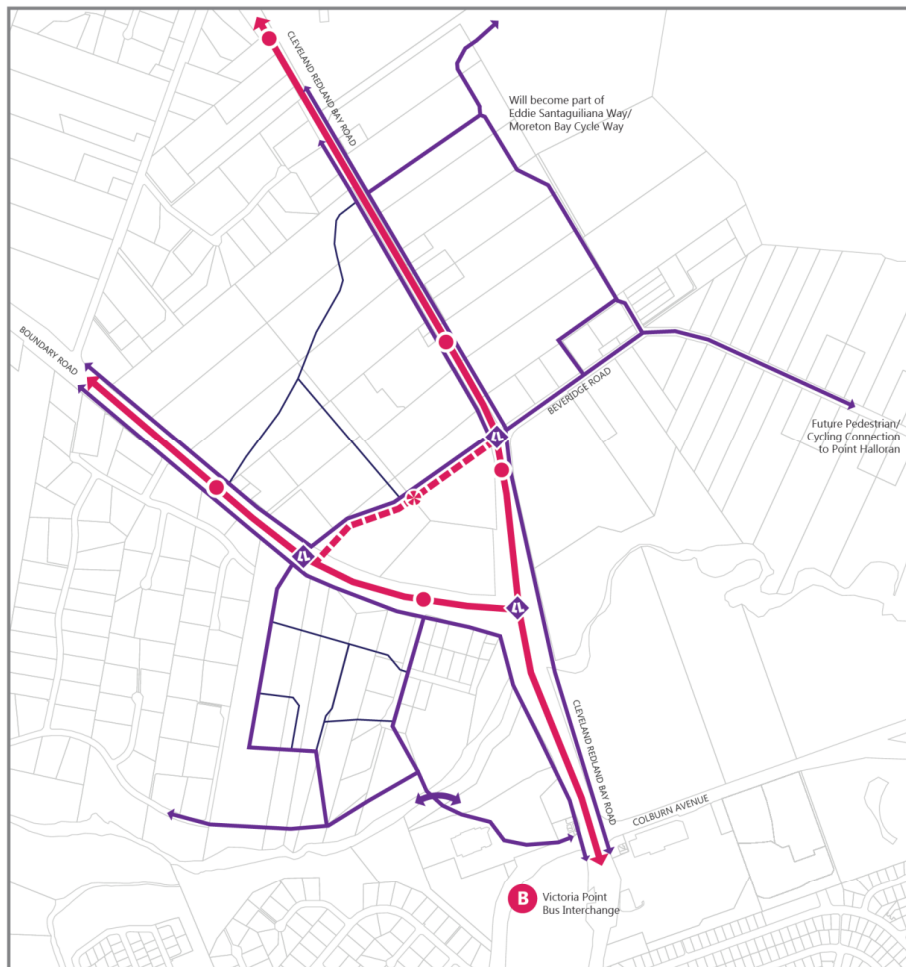
Figure 6.2.3.3.9 8 — privacy between dwelling units.



South East Thornlands - Road Movement Network

- Trunk Collector
- Boulevard
- Collector Street
- Access Street/Place
- - - Landscaping and Acoustic Treatment
- - - Esplanade Treatment
- ✕ Intersection - Left in, Left out only
- 🚦 Intersection - 4 way signalised
- ⊘ No direct access to Boundary Road
- 🦘 Recommended Fauna Crossing Locations

Figure 6.2.3.3.40 **9** —South East Thornlands: road movement network

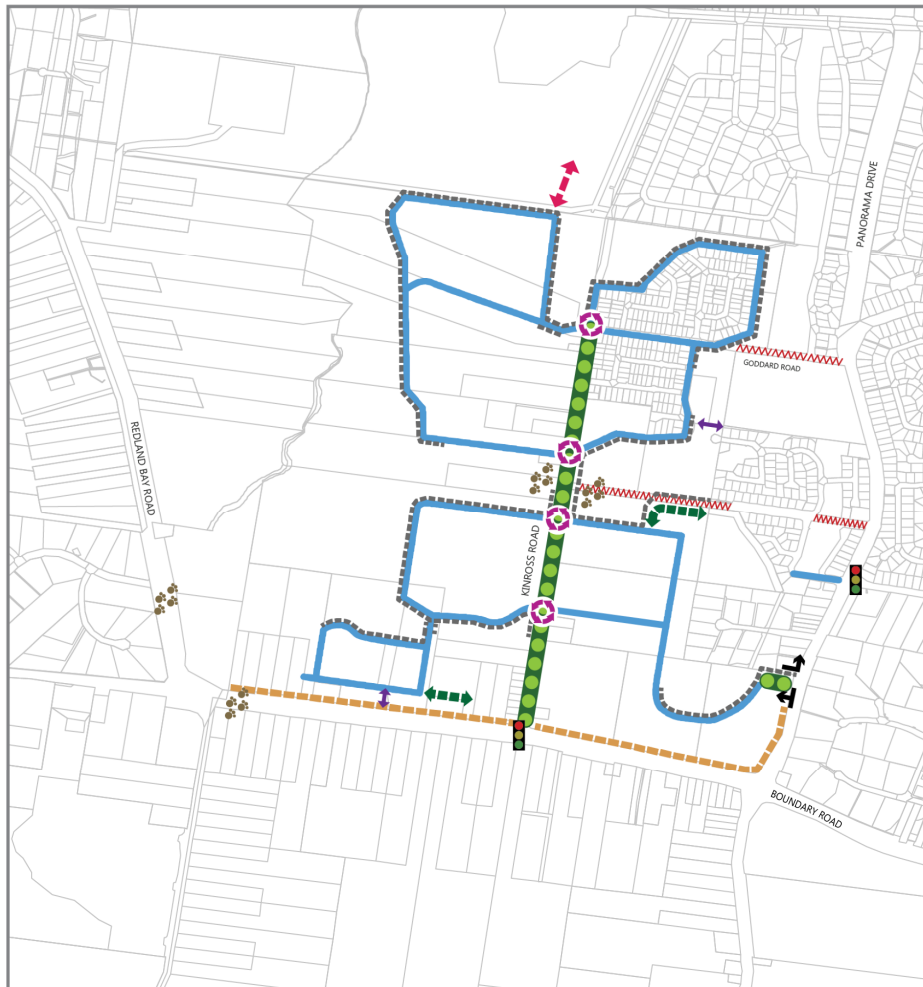


South East Thornlands - Pedestrian, Cycle and Public Transport Network

- | | |
|-----------------------------------------------|----------------------------------------------|
| ↔ Primary Pedestrian Cycle Link | ↔ Existing Bus Priority and Line Haul Routes |
| — Secondary Pedestrian Cycle Link | ⓑ Bus Station |
| ↔ Shared Pedestrian Cycle Bridge | ● Existing Bus Stops |
| ⬇ Controlled Pedestrian/Cycle Crossing Points | --- Potential Bus Route |
| | * Potential Bus Stop |

N

Figure 6.2.3.3.44 **10** —South East Thornlands: pedestrian, cycle and public transport network

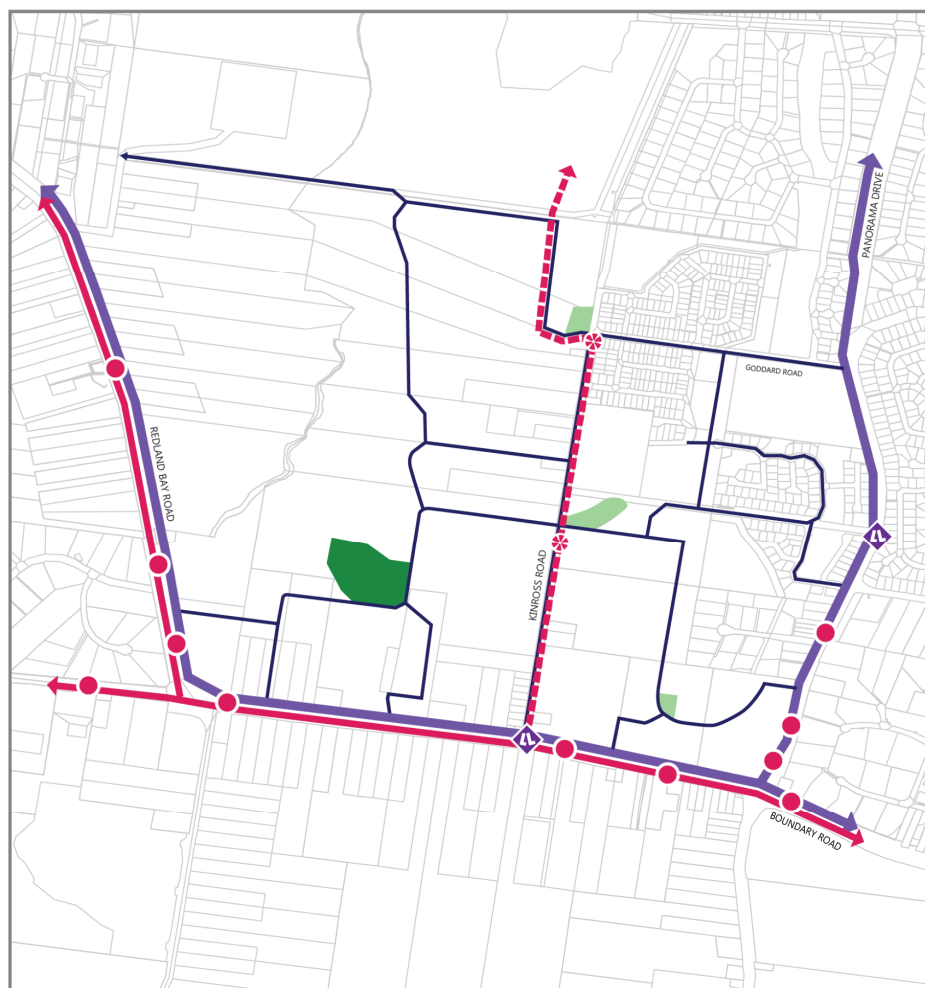


Kinross Road - Road Movement Network

- | | |
|---------------------------------------------------------|-----------------------------------------------|
| Trunk Collector (Boulevard) | Intersection - Left in/Right in/Left out only |
| Collector Street | Intersection - Signalised |
| Landscaping/Acoustic Treatment/ Road Access Restriction | Roundabout |
| Esplanade Treatment | Fauna Crossing |
| Proposed Road Closure | Pedestrian/Cycle/Emergency Access |
| | Future Northern Public Transport Corridor |
| | Access Place/Access Easement |



Figure 6.2.3.3.42 **11**—Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- | | |
|---------------------------------------------|----------------------------------------|
| Primary Pedestrian Cycle Link | Existing Bus Priority Line Haul Routes |
| Secondary Pedestrian Cycle Link | Existing Bus Stops |
| Controlled Pedestrian/Cycle Crossing Points | Potential Bus Route |
| | Potential Bus Stop |
| | Parkland Area - Community Park |
| | Parkland Area - Neighbourhood Park |



Figure 6.2.3.3.43 **12** —Kinross Road: pedestrian, cycle, public transport and parks network



City Plan Major Amendment Package (04/20)
Medium Density Residential Code Review
Part 2: Consequential Amendments to the City Plan
Prepared by Redland City Council
November 2020



Notes:

- State Interest Review Changes - **yellow highlight** denotes an addition to the City Plan and **strikeout** denotes a deletion.
- State Pause Notice Changes - **strikeout and yellow highlight** denotes a deletion of a proposed addition and **green highlight** denotes an addition - responding to *Notice to request changes and to pause a timeframe 15/12/2020*

Consequential City Plan Amendments

5.4 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table 5.4.1—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 Editor's Note – Council has developed a Planning Scheme Policy 7: Multiple Dwelling Design Guide provides to assist assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme. For developments involving multiple dwellings, it is recommended that this document is used as a reference document to support the assessment benchmarks in this planning scheme.
	Impact assessment	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.2—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 Planning Scheme Policy 7: Multiple Dwelling Design Guide provides to assist assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme . For developments involving multiple dwellings, it is recommended that this document is used as a reference document to support the assessment benchmarks in this planning scheme.
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.3—Building height

Area		Maximum Building Height (m)
MDR1 MDR3	Parkland living, Capalaba Shore Street East, Cleveland	22m 20m 20.5m
MDR2 MDR4 MDR5	Mount Cotton Road, Capalaba Cleveland Esplanade, Redland Bay	19m 17m 17.5m
MDR3	Shore Street East, Cleveland	22m
MDR4	Cleveland	19m
MDR5	Esplanade, Redland Bay	19m
MDR7	Eprapah Creek, South East Thornlands	16m 14m 14.5m
MDR8	Kinross and Boundary Road	8.5m
Elsewhere in the zone (including MDR6 South East Thornlands and MDR9 Kinross Road)		13m 11m 11.5m

6.2.2 Low-medium density residential zone code

6.2.2.1 Application

This code applies to development:

- (1) within the low-medium density residential zone as identified on the zoning maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the low-medium density residential zone code by the tables of assessment in Part 5 (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.

6.2.2.2 Purpose

- (1) The purpose of the low-medium density residential zone code is to provide for residential areas with a high level of amenity, characterised by a mix of dwelling types including dwelling houses on a range of lot sizes, dual occupancies and smaller scale multiple dwellings.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the low-medium density residential zone consists of dwelling houses, dual occupancies and smaller scale multiple dwellings.
 - (b) retirement and residential care facilities and rooming accommodation may be established at a scale that is consistent with other intended housing in the zone;
 - (c) lot sizes are not reduced below 400m² and have a frontage width of no less than 10m, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood of a sufficient size to accommodate well designed multiple dwelling development and all required design elements (e.g. articulation of building elements, landscaping, deep planting and open space) consistent with the density and character of the surrounding established neighbourhood, or where a townhouse development has been designed to facilitate freehold titling;
 - (d) sites are of a sufficient size to accommodate well-designed development and all required design elements (e.g. articulation of building elements, landscaping, deep planting and open space);
 - (e) uses which provide a community service function, such as a community use may be are only 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;
 - (f) shops, offices and food and drink outlets are not established;
 - (g) individual multiple dwelling development provides a range of dwelling sizes in terms of the number of bedrooms to cater for a range of different households;
 - (h) home-based businesses are undertaken where they do not detract from the residential amenity of the area;
 - (i) buildings are low-rise and set back from property boundaries to maintain an attractive streetscape character, and protect the privacy and amenity of adjoining residences, provide for natural light and air circulation and provide for landscaping, including deep planting areas;
 - (j) reconfiguration establishes a range of lot sizes to increase housing diversity and affordability;
 - (k) development incorporates architectural styles and elements that reduce bulk and enhance the visual impact of the built form;
 - (l) development achieves a well-designed, architecturally interesting built form through a mix of articulation of building elements, roof forms, screening, textures, materials and colours;
 - (m) development makes a positive contribution to the streetscape and character of the locality and strengthens site features, such as views, heritage or significant trees;
 - (n) development provides high-quality private and communal open spaces for residents that enhance liveability and meet recreational needs;
 - (o) development provides car parking that is integrated into the site and building and does not negatively impact on the site or adjoining sites or the quality and amenity of the streetscape;

- (p) development retains (except where not practicable) or establishes significant trees in deep planting areas ~~wherever practical, development retains significant trees and avoids alteration to natural drainage lines; and~~

Note – the retention of significant trees is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.

- (q) 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.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular low-medium density residential precincts:
- (a) Precinct LMDR1: South East Thornlands:
- (i) urban development provides for a mix of affordable housing types;
 - (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (iii) development does not compromise or constrain the potential for well designed future urban communities; and
 - (iv) development achieves a high standard of amenity by mitigating potential conflicts between new residential areas and existing dwelling houses on land zoned Low Density Residential Precinct LDR2.

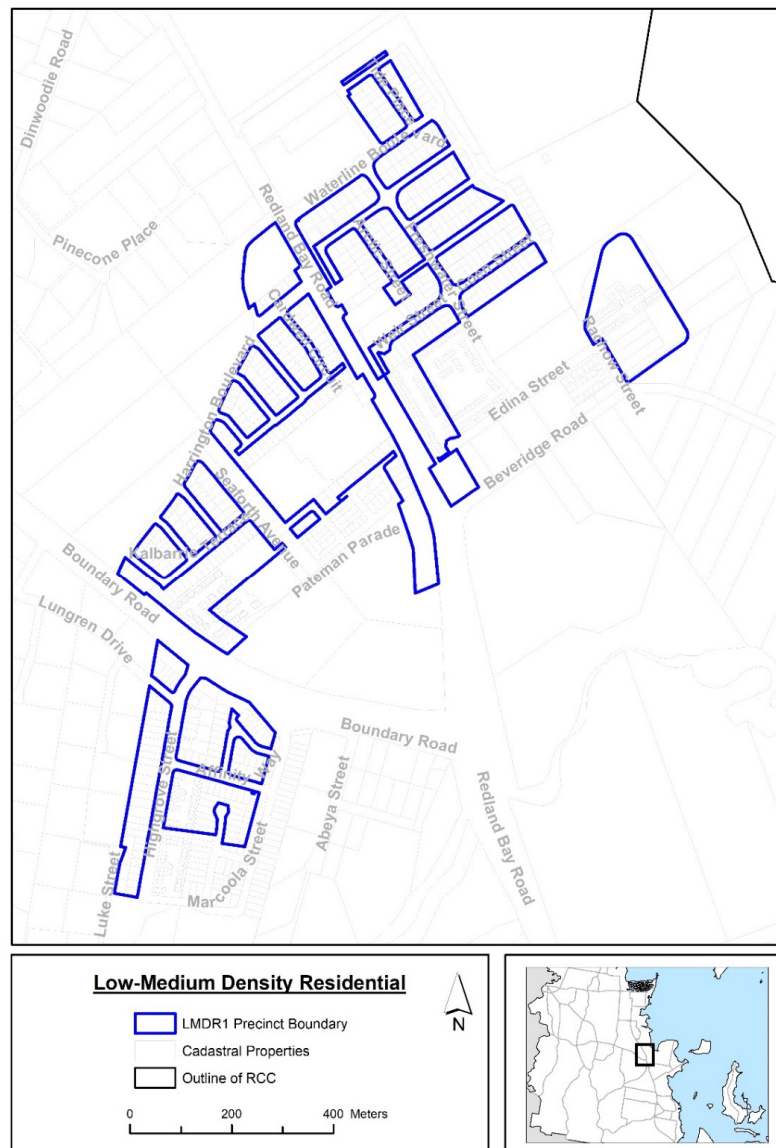


Figure 6.2.2.2.1—Precinct LMDR1: South East Thornlands

- (b) Precinct LMDR2: Kinross Road:
- (i) urban development provides for a mix of housing types and achieves a minimum net residential density of 15 dwellings per hectare;
 - (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (iii) development on land fronting Panorama Drive is designed to:
 - (A) rely on access from the internal street network with no access from Panorama Drive; and
 - (B) facilitate landscaping and acoustic treatment of Panorama Drive;
 - (iv) development maintains significant habitat linkages and assists in the safe movement of koalas;

Editor's note—Applicants should be aware that the provisions of the *Planning Regulation 2017*, Schedules 10 (part 10) and 11 also apply to development in this area.

- (v) development does not compromise or constrain the potential for well designed future urban communities.

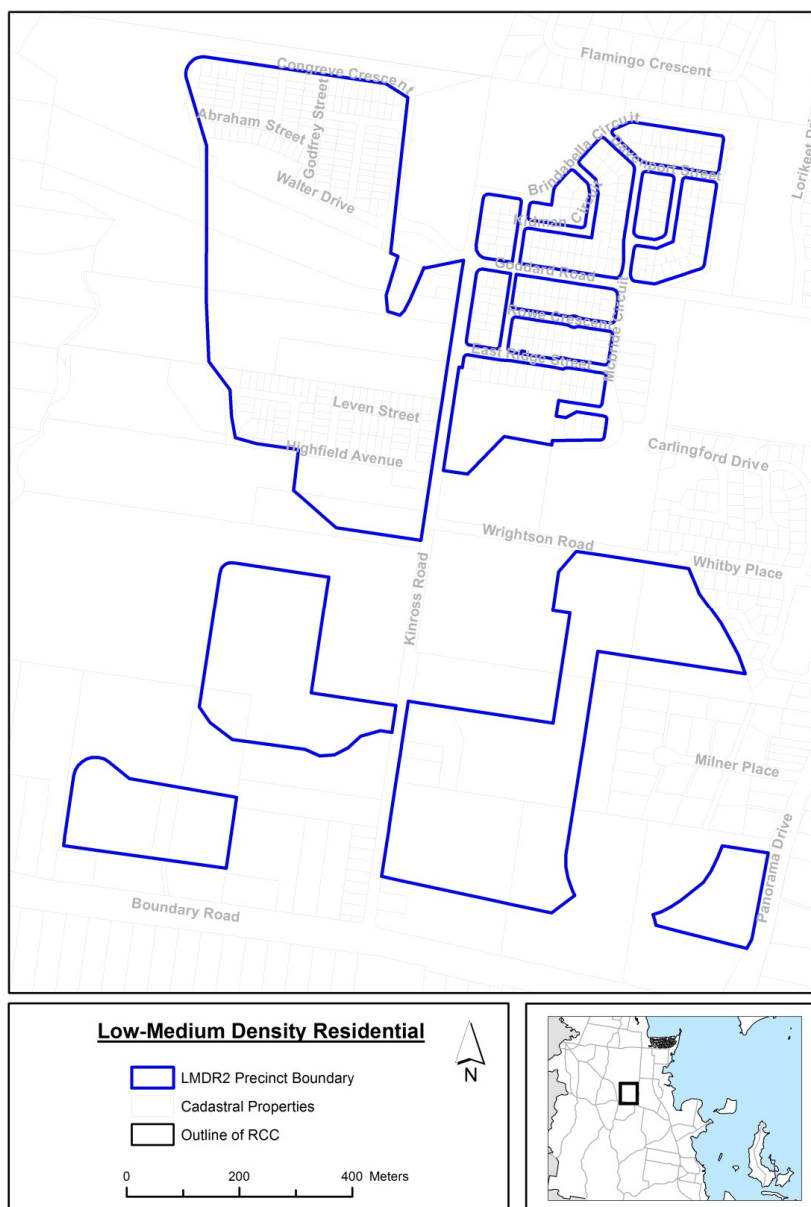


Figure 6.2.2.2.2—Precinct LMDR2: Kinross Road

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	
Dual occupancies	
PO1 <p>To provide Good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to facilitates off street parking.</p>	AO1.1 <p>A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP1.3.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Note — Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.</p>
For assessable development <p>Note — Council has developed a Planning Scheme Policy 7 Multiple Dwelling Design Guide provides to assist assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme. For developments involving multiple dwellings, it is recommended that this document is used as a reference document to support the assessment benchmarks in this planning scheme.</p>	
Non residential uses	
PO2 <p>Non-residential uses, only occur where they:</p> <ol style="list-style-type: none"> (1) are for a community care centre or community use service function; (2) are located on a major road or are designed to be compatible integrated with residential activities as part of a mixed use development; (3) do not unduly detract from internal or local residential amenity; (4) are small scale; and (5) do not impact on the function of any nearby centre. 	No acceptable outcome is nominated.
All R-residential development – communal and private open space	
PO3 <p>Development involving an apartment development with 10 or more dwellings or a townhouse development with 20 or more dwellings provides sufficient communal open space that:</p> <ol style="list-style-type: none"> (1) is readily accessible, usable and safe; 	AO3.1 <p>Communal open space is provided, where development involves:</p> <ol style="list-style-type: none"> (1) an apartment development with 10 or more dwellings; <ol style="list-style-type: none"> (a) provides a minimum of 15% of the site area or 100m² (whichever is greater) as communal open space;

Performance outcomes	Acceptable outcomes
<p>(2) provides flexible spaces and recreation facilities suitable for a range of activities;</p> <p>(3) is landscaped to provide shade creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas;</p> <p>(4) provides opportunity for casual social interaction;</p> <p>(5) is designed and located to minimise impacts on the amenity of residents of the development and neighbouring properties;</p> <p>(6) is co-located with but separate from deep planting areas (except where not practicable); and</p> <p>(7) minimises impervious ground level areas to improve on-site stormwater filtration.</p> <p>PO3 Developments involving more than 20 dwellings provide sufficient communal open space that:</p> <p>(1) create useable, flexible spaces suitable for a range of activities; and</p> <p>(2) provide facilities including seating, landscaping and shade.</p>	<p>(b) has a minimum dimension of 5m; and</p> <p>(c) communal open space can be provided at ground level, on rooftops, on podiums, by indoor recreational facilities or a combination of these; and</p> <p>(2) a townhouse with 20 or more dwellings</p> <p>(a) provides a minimum of 5% of the site area or a minimum area of 50m² (whichever is greater) as communal open space; and</p> <p>(b) has a minimum dimension of 5m.</p> <p>AO3.1 Where development involves more than 20 dwellings, a minimum of 5% of the site area or a minimum area of 50m² (whichever is the greater) is provided as communal open space at ground level, with a minimum dimension of 5m.</p> <p>AO3.2</p> <p>A communal open space area is designed to:</p> <p>(1) be centrally located to be readily accessible for residents via pedestrian pathways;</p> <p>(2) be co-located with deep planting areas where practicable;</p> <p>(3) ensure that 50% of the principal usable area receives a minimum of two hours of direct sunlight between 9am and 3pm on 21 June;</p> <p>(4) be clearly distinguished from any private open space;</p> <p>(5) be well lit and subject to passive surveillance;</p> <p>(6) provide a range of recreational facilities including, for example;</p> <p>(a) seating for individuals or groups;</p> <p>(b) barbeque areas;</p> <p>(c) play equipment or play areas; and</p> <p>(d) swimming pool, gyms, tennis court, common room or communal gardens;</p> <p>(7) provide a minimum of 15% planted or grassed landscaping, including a planted area with a minimum width of 1.5m where adjoining a neighbouring property;</p> <p>(8) ensure a minimum of 15% of the area is shaded by trees;</p>

Performance outcomes	Acceptable outcomes
	<p>(9) have a finished surface level with a gradient less than 5 percent;</p> <p>(10) have hard and soft landscape treatments; and</p> <p>(11) be clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage storage.</p> <p>Editor's note: landscaping provided in communal open space is separate from deep planting areas.</p>
<p>PO4</p> <p>Development provides private open space that is:</p> <p>(1) is useable in size and shape to meet the needs of a diversity of potential residents;</p> <p>(2) is functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling;</p> <p>(3) is clearly identified as private open space; and</p> <p>(4) provides a high level of privacy for residents and neighbours; and</p> <p>(5) is located to ensure a high level of amenity for occupants.</p>	<p>AO4.1</p> <p>For a ground floor dwelling, ground floor private open space is designed and located to provided with:</p> <p>(1) predominately face north, east or west;</p> <p>(2) provide a minimum of 16m² if a dwelling in a residential care facility; or</p> <p>(3) provide a minimum area of 25m² for all other dwellings; and</p> <p>with:</p> <p>a. a minimum dimension of 4m and clear of any utilities such as gas, clothes drying facilities, water tanks or air-conditioning units;</p> <p>b. direct access from living or common areas to extend the living space;</p> <p>c. screening or fencing to clearly identify the area as private open space;</p> <p>d. a high level of privacy for residents and neighbours; and</p> <p>e. a high level of acoustic amenity.</p>

Performance outcomes	Acceptable outcomes
	<p>AO4.2</p> <p>For dwellings above ground level, private balconies are designed and located to: are provided with a minimum area of:</p> <ol style="list-style-type: none"> (1) predominately face north, east or west; (2) be orientated with the longer side facing outwards, or open to the sky, to optimise daylight access into adjacent rooms; (3) provide a minimum of 10m² if a dwelling in a residential care facility; or (4) for all other dwellings: <ol style="list-style-type: none"> (a) a minimum area of 10m² for a 1 bedroom unit; and-or (b) a minimum area of 16m² for a two or more bedroom unit; <p>with:</p> <ol style="list-style-type: none"> a. a minimum dimension of 3m and clear of any air conditioning unit or drying space; b. direct access from living or common areas to extend living areas; and a. a high level of privacy for residents and neighbours.
	<p>AO4.3</p> <p>Where clothes drying areas are provided on private balconies, they are screened from public view and do not take up more than 10% of the balcony area.</p>
Apartment diversity	
<p>PO5</p> <p>Development for an apartment development involving 5 or more dwellings provides a mix of dwelling sizes, in terms of the number of bedrooms, to accommodate a range of household types.</p>	<p>No acceptable solution nominated.</p>
Built form	
<p>PO6</p> <p>Development occurs on a site that has an area and street frontage width that is sufficient to:</p> <ol style="list-style-type: none"> (1) accommodate the scale and form of well-designed and articulated buildings; (2) allow buildings to be oriented to the street; (3) provide for communal and private open spaces at ground level; (4) provide safe and convenient vehicle access to the site; 	<p>AO6.1</p> <p>Development has a minimum site area of 800m² and street frontage width of 20m.</p>

Performance outcomes	Acceptable outcomes
<p>(5) accommodate on-site parking for residents and visitors and vehicle movements for waste and delivery vehicles manoeuvring;</p> <p>(6) deliver substantial landscaping including deep planting areas to retain or establish significant trees; and</p> <p>(7) provide adequate building setbacks to adjoining properties to maintain residential amenity and privacy.</p> <p>PO5 Development occurs on lots which provide sufficient space for buildings to be oriented to the street.</p>	<p>The site has a minimum frontage of 20m.</p>
<p>PO7</p> <p>Development provides for interaction with the street and public spaces by:</p> <p>(1) providing dwellings or habitable rooms at ground level; and</p> <p>(2) ensuring ground level dwellings or habitable rooms adjoining a street or public space have direct and safe pedestrian access to the street or public space wherever possible.</p>	<p>No acceptable solution nominated.</p> <p>Figure 6.2.2.3.5 4 illustrates.</p>
<p>PO8</p> <p>Site cover:</p> <p>(1) ensures development occurs at a house-compatible scale and in a form that is consistent with the low-medium intensity density character of the locality;</p> <p>(2) mitigates the bulk and scale of development;</p> <p>(3) provides natural light, sunlight and breeze to living and open space areas;</p> <p>(4) provides for privacy between dwelling units for residents and neighbouring properties;</p> <p>(5) supports residential amenity for residents and neighbouring properties</p> <p>(6) provides usable communal and private open space for residents; and</p> <p>(7) allows for substantial open space and landscaping, including deep planting areas to retain or establish significant trees.</p> <p>(1)</p> <p>(2) allows for provision of substantive open space and landscaping on the site.</p>	<p>AO8.1</p> <p>Site cover:</p> <p>(1) fits in the building envelope (within the acceptable setbacks); and</p> <p>(2) does not exceed 50%.</p> <p>Figure 6.2.2.3.4 illustrates.</p>
<p>PO9</p> <p>Buildings are low rise and of a house-</p>	<p>AO9.1</p> <p>Building height does not exceed 8.5m</p>

Performance outcomes	Acceptable outcomes
compatible scale.	
<p>PO10</p> <p>Front boundary setbacks (other than basements) that:</p> <ol style="list-style-type: none"> (1) create an attractive, consistent and cohesive streetscape; (2) result in development not being visually dominant or overbearing with respect to the streetscape; (3) assist in achieving visual privacy to ground floor dwellings from the street; (4) support the location of balconies for casual surveillance of the street and articulation of the building facade; (5) provide for landscaping to soften and screen the built form, including deep planting areas to retain or establish significant vegetation; (6) provides for usable open space for occupants the residents; (7) provide for visitor car parking for apartment development; and (8) where tandem car parking spaces are proposed in front of townhouse garages, they are contained wholly within the property boundary. <p>Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.</p> <p>Building setbacks:</p> <ol style="list-style-type: none"> (1) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (2) do not prejudice the development or amenity of adjoining sites; (3) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings; (4) provide useable open space for the occupants; and (5) provide space for service functions including car parking and clothes drying. 	<p>AO10.1</p> <p>Buildings are set back 6m from street frontages.</p>
<p>PO11</p> <p>Side and rear boundary setbacks:</p> <ol style="list-style-type: none"> (1) minimise the impacts of development on the amenity and privacy of existing and future adjoining residents; 	<p>AO11.1</p> <p>At the side boundary:</p> <p>The side boundary setback:</p> <ol style="list-style-type: none"> (1) provides that a built to boundary wall do not exceed 4.5m in height and 9m

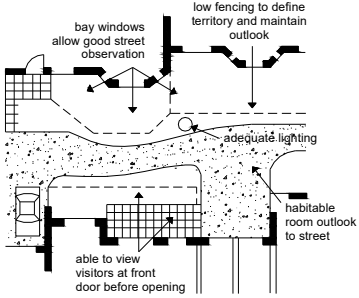
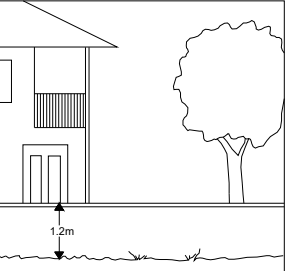
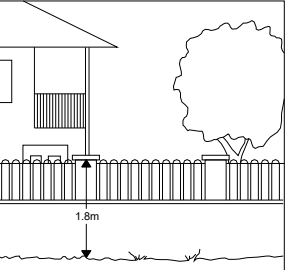
Performance outcomes	Acceptable outcomes
<p>(2) does not prejudice the intended future development of adjoining sites;</p> <p>(3) contribute to the pattern of the streetscape consistent with the intended neighbourhood character;</p> <p>(4) support the separation of buildings to provide visual and acoustic privacy;</p> <p>(5) maintain sufficient levels of natural light, and air circulation for residents of the development and adjoining sites;</p> <p>(6) ensure daylight penetrates all sides of the proposed building;</p> <p>(7) provide for communal and private open space areas;</p> <p>(8) provide space for service functions, including clothes drying areas if needed;</p> <p>(9) support the introduction of landscaping to complement building massing, screen buildings and support the privacy of existing and future adjoining residents; and</p> <p>(10) provide for deep planting areas, to retain and protect significant native trees (except where not practicable) and vegetation, or establish large subtropical shade trees.</p> <p>Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.</p>	<p>in length along any one external boundary; and</p> <p>(2) otherwise, buildings are set back a minimum of:</p> <p>(a) 1.5m for a wall up to 4.5m high;</p> <p>(b) 2m for a wall up to 8.5m high; and</p> <p>(c) 2.5m plus 0.5m for every 3m or part thereof by which the building exceeds 7.5m.</p> <p>(3) for apartment development on a lot 800m² to 1000m², is a minimum of 3m to a balcony or the building wall; or</p> <p>(4) for apartment development on a lot greater than 1000m², is a minimum of 4m to a balcony or the building wall.</p> <p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p> <p>AO11.2</p> <p>The rear boundary setback is:</p> <p>(1) for a townhouse development a minimum of 3m; or</p> <p>(2) for apartment development on a lot 800m² to 1000m², a minimum of 5m to a balcony or the building wall; or</p> <p>(3) for apartment development on a lot greater than 1000m², a minimum of 6m to a balcony or the building wall.</p> <p>The rear boundary setback is a minimum of 4m.</p>
<p>PO12</p> <p>Buildings are designed to:</p> <p>(1) contribute to an attractive streetscape and intended character of the local area;</p> <p>(2) be orientated to the street;</p> <p>(3) incorporate balconies that address street frontages and public spaces;</p> <p>(4) provide modulation and articulation in the building façade and elevations horizontal and vertical profiles;</p> <p>(5) provide projections and recesses in the facade and elevations that reflect changes of internal functions of buildings, including circulation;</p> <p>(6) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features;</p>	<p>No acceptable outcome is nominated.</p> <p>Figures 6.2.2.3.5 4 and 6.2.2.3.6 5 illustrates</p>

Performance outcomes	Acceptable outcomes
<p>(7) use similarly proportioned roof forms, doors, windows and balconies to complement the local character;</p> <p>(8) break up the appearance of large buildings through roof form, materials, projections and recesses that reflect the existing streetscape scale; and</p> <p>(9) articulate building entrances and openings.</p> <p>PO9 Design elements contribute to an interesting and attractive streetscape and building through:</p> <p>(5) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation;</p> <p>(6) orientation of buildings to the street;</p> <p>(7) variations in material and building form;</p> <p>(8) modulation in the facade, horizontally or vertically;</p> <p>(9) articulation of building entrances and openings; and</p> <p>(10) corner treatments to address both street frontages.</p>	
<p>PO13</p> <p>Development ensures that:</p> <p>(1) corner sites address both street frontages; and</p> <p>(2) key corners are given prominence by changes in articulation, materials, colour/artwork and roof expression.</p>	<p>No acceptable outcome is nominated.</p> <p>Figures 6.2.2.3.5 4 and 6.2.2.3.6 5 illustrates.</p>
<p>PO14</p> <p>Development for services and related structures:</p> <p>(1) are accessible for maintenance;</p> <p>(2) are integrated to blend into the overall development design; and</p> <p>(3) are designed and orientated to not visually dominate the street frontage.</p>	<p>AO14.1</p> <p>Services and related structures (such as electricity transformers, fire hydrant and booster assemblies) where located in the front boundary setback:</p> <p>(1) extend for no more than 5m or 10% of the street frontage (whichever is lesser);</p> <p>(2) are orientated towards internal driveways or footpaths; and</p> <p>(3) are located, screened with similar materials to the building or landscaped to not be visually obtrusive when viewed from the street.</p> <p>Figure 6.2.2.3.6 5 illustrates.</p>
<p>PO15</p> <p>Multiple dwelling building walls are designed to:</p> <p>(1) be visually interesting through the provision of articulation on the side and rear walls;</p> <p>(2) avoid highly reflective finishes;</p>	<p>AO15.1</p> <p>The maximum length of a building wall in any direction is 30m, with a change in the building line every 15m on side and rear walls of plus or minus 1.5m for a length not less than 5m.</p>

Performance outcomes	Acceptable outcomes
<p>(3) break up multiple dwelling development to reduce the scale and bulk of the buildings; and</p> <p>(4) support dual-orientation dwellings to provide for natural cross ventilation.</p>	<p>Figures 6.2.2.3.5 4 and 6.2.2.3.6 5 illustrates.</p> <p>Editor's note—full building separation provides a minimum of 6m.</p>
<p>PO16</p> <p>Design elements promote a subtropical and climate responsive design character through:</p> <p>(1) the use of deep balconies verandahs, decks and eaves;</p> <p>(2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible;</p> <p>(3) maximising dwellings with a northern aspect;</p> <p>(4) maximising dual orientation of habitable rooms to provide for natural cross ventilation;</p> <p>(5) integration of buildings within landscape planting and deep planting areas to create a pleasant micro-climate;</p> <p>(6) screening habitable rooms from the western sun, using building and landscape elements.</p>	<p>No acceptable outcome is nominated</p> <p>Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).</p> <p>Figures 6.2.2.3.5 4 and 6.2.2.3.6 5 illustrates.</p>
<p>PO17</p> <p>The design of roof form, rooftops and building caps:</p> <p>(1) provides an interesting and attractive roof-scape that enhances the architectural distinction of the building and makes a positive contribution to the local character;</p> <p>(2) is articulated to reduce the bulk and scale of a building when viewed from the street</p> <p>(3) considers the ability for discreet placement and optimum orientation of solar panels;</p> <p>(4) maximises solar access for dwellings during winter and provides shade in summer; and</p> <p>(5) incorporates variety in design; and</p> <p>(6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment; and</p>	<p>AO17.1</p> <p>Roof form is designed to:</p> <p>(1) include interesting forms created through pitches, gables, skillions or other features;</p> <p>(2) be articulated to break down the roof and building bulk and scale;</p> <p>(3) provide opportunity for stormwater collection, solar energy and communal open space;</p> <p>(4) be angled to the north and east to maximise solar access in winter; and</p> <p>(5) incorporate hoods and overhangs to shade walls and windows from the summer sun.</p> <p>Figures 6.2.2.3.5 4 and 6.2.2.3.6 5 illustrates</p> <p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(7) avoids highly reflective finishes.</p> <p>PO11 Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> (1) articulating individual buildings; (2) incorporating variety in design through use of roof pitch, height, gables and skillions; and (3) screening plant and equipment, such as vents, air conditioners or solar energy and storm water collectors. 	<p>AO17.2</p> <p>Rooftop service structures, plant and equipment are:</p> <ul style="list-style-type: none"> (1) integrated into the building design to be an architectural feature; or (2) discreet or effectively screened; and (3) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner. <p>AO17.3</p> <p>Where rooftops are used for communal open space:</p> <ul style="list-style-type: none"> (1) service structures, plant and equipment are visually and acoustically screened; and (2) landscaping is provided to provide shade and visual relief.
<p>PO18</p> <p>Parking facilities for apartment development:</p> <ul style="list-style-type: none"> (1) are contained within a basement level or within the building footprint where located at ground level; (2) are designed to not dominate the streetscape or the building form when viewed from the street, other public spaces and adjoining properties; (3) provide storage for residents; and (1) mitigate amenity impacts on adjoining residents. 	<p>AO18.1</p> <p>Parking facilities for residents (excludes visitor car parking):</p> <ul style="list-style-type: none"> (1) are located in a basement level; or (2) within the building footprint at ground level where: <ul style="list-style-type: none"> (a) landscaped and screened from view from the street, other public spaces and adjoining properties; (b) integrated into the building façade through architectural elements; and (3) provide storage for residents. <p>AO18.2</p> <p>Visitor car parking (excludes resident parking) are located:</p> <ul style="list-style-type: none"> (1) in a basement level; or (2) at ground level within the building footprint where landscaped or screened from view from the street, other public spaces and adjoining properties; or (3) in the front setback where adjoining the driveway and landscaped or screened from view from the street.
<p>PO19</p> <p>Parking facilities for townhouse development are located so they do not dominate the</p>	<p>AO19.1</p>

Performance outcomes	Acceptable outcomes
streetscape or the building form when viewed from the street.	Vehicle parking structures are located behind the front building alignment.
PO20 Driveways and internal access ways are located and designed to: <ol style="list-style-type: none"> (1) integrate into the overall building design; (2) define the public and private space; (3) support active street frontages and enhance the streetscape character; (4) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape; (5) minimise visual impact of long driveways through changing alignments and landscaping; (6) be located on secondary/rear frontages, where available; (7) limit the number and width of driveway crossovers to the minimum required; (8) minimise the extent of internal access ways; (9) mitigate impacts on neighbouring properties; (10) maximise the availability of on-street parking; (11) support the retention or establishment of street trees; and (12) allow for refuse collection and street infrastructure. 	AO20.1 Driveways and internal access ways are located and designed: <ol style="list-style-type: none"> (1) to incorporate high quality pavement materials, textures and colours that are consistent with the overall building design; (2) to be limited to one crossover per street frontage; (3) to provide the minimum width required; (4) to be offset from the side boundary by a minimum of 1m to allow for landscaping; and (5) to minimise and soften visual impacts through <ol style="list-style-type: none"> a. offset alignment of the driveway and landscaping to screen the view of the driveway from the street; b. a change in alignment within 20m from the street frontage; and c. soft landscaping along the driveway and at the end of the straight alignment. <p>Figure 6.2.2.3.6 5 illustrates.</p>
PO21 Development provides front fences or walls along street frontages, or public spaces, that create an attractive streetscape by: <ol style="list-style-type: none"> (1) incorporating a mixture of building materials that complement the design of buildings; (2) providing visual interest and a softening of the visual impact where significant in length; (3) highlighting the entrance to the property. 	AO21.1 Fences or walls along a street front or public space are designed to incorporate a mixture of building materials that complement the design of the building. AO21.2 Where a fence or wall along street frontages or public spaces exceeds 10m in length, indentations, material variation or soft landscaping (including planter boxes) are incorporated. Figure 6.2.2.3.6 5 illustrates.
PO22 Development is designed to create an attractive streetscape and discourage crime and anti-social behaviour by:	AO22.1 Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces. Figures 6.2.2.3.1 and 6.2.2.3.5 4 illustrates.

Performance outcomes	Acceptable outcomes
<p>(1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided) pedestrian and cycle paths, including the primary pedestrian entrance and car parking areas;</p> <p>(2) ensuring spaces are well lit;</p> <p>(3) minimising potential concealment and entrapment opportunities;</p> <p>(4) providing direct movements with clear unobscured sight lines; and</p> <p>(5) having fencing and walls along a street frontage or public space incorporate visually permeable materials and treatments.</p>	 <p>Figure 6.2.2.3.1—Overlooking</p> <p>AO22.2</p> <p>Fences or walls along a street frontage or public space have a maximum height of:</p> <p>(11) 1.2m where solid; or</p> <p>(12) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.</p> <p>Figures 6.2.2.3.2 and 6.2.2.3.3 illustrate.</p>  <p>Figure 6.2.2.3.2—Fencing (1)</p>  <p>Figure 6.2.2.3.3—Fencing (2)</p>
<p>PO23</p> <p>On elevated or steeply sloping sites:</p> <p>(1) development is sympathetic to the natural landform through the use of terraced or split level building forms that minimise ground level disturbance outside the building footprints; and</p> <p>(2) the understoreys of buildings are screened to maintain the quality of view when viewed from below. ;and</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(3) buildings avoid highly reflective finishes.	
Amenity	
PO24 Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas, or through the use of screening devices. Where screening devices are used, they are integrated with the building design.	AO24.1 Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by: <ol style="list-style-type: none"> (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. Figure 6.2.2.3.7 6 illustrates
	AO24.2 Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by: <ol style="list-style-type: none"> (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) planting that will achieve a minimum of 2m in height at maturity. Figure 6.2.2.3.7 6 illustrates.
	AO24.3 Where incorporating screening devices, they are: <ol style="list-style-type: none"> (1) solid translucent screens or perforated panels or trellises that have a maximum of 25 % openings, with a maximum opening dimension of 50mm and are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building. Figure 6.2.2.3.7 6 illustrates.
PO25 Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.	AO25.1 Side and rear boundary fences are a minimum of 1.8m in height where adjoining a residential use. Figure 6.2.2.3.7 6 illustrates.
PO26	No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
<p>Development is designed to facilitate the retention and establishment of significant trees and street trees (except where not practicable) that:</p> <ol style="list-style-type: none"> (1) complement and soften the scale and bulk of the built form; (2) support an attractive streetscape; (3) enhance the amenity of residents; and (4) provide natural shade to improve the micro-climate. <p>Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.</p>	
<p>PO27 On-site landscaping is provided to:</p> <ol style="list-style-type: none"> (1) contribute to an attractive streetscape (2) enhance the appearance of the development; (3) complement any native vegetation within the site; (4) provide for the retention or establishment of significant trees in deep planting areas (5) provide privacy between on-site dwellings and adjoining properties; (6) provide natural shade to mitigate heat island effects; (7) soften and break up the extent of driveways and internal access ways; and (8) screen unsightly components. 	<p>No acceptable outcome is nominated</p> <p>AO27.1 A minimum of 20% of the site is planted or grassed landscaping (rather than hardstand), including 10% of the site for deep planting areas.</p> <p>Editor's note-landscaping that is not deep planting areas can be located in communal open space areas.</p> <p>AO27.2 A 2m wide planted landscaped area which is capable of deep planting to sustain mature trees, is provided along the length of any public road frontage.</p> <p>AO27.3 Development provides:</p> <ol style="list-style-type: none"> (1) a minimum 1m wide planted landscaped area on a side boundary where a driveway, or a ground level open parking area, is located adjacent the boundary; and (2) an extended landscaped area of a minimum of 1.5m for every 5m of driveway length.
<p>PO17 Landscaping is provided along the full road frontage.</p>	<p>AO17.1 A 2m wide landscaped area which is capable of deep planting to sustain mature trees, is provided along the length of any public road frontage.</p>
<p>PO28 Deep planting areas are provided that:</p> <ol style="list-style-type: none"> (1) are located to retain or establish significant trees to soften the built form; (2) are co-located with communal open space, street trees or deep planting areas on adjoining properties; (3) are accessible to provide informal recreation spaces for residents; (4) are of sufficient size and dimension to support the retention or establishment of 	<p>AO28.1 Deep planting areas are located:</p> <ol style="list-style-type: none"> (1) within boundary setbacks to soften the built form as viewed from the street and adjoining properties; (2) to retain significant trees; and (3) to co-locate with communal open space, street trees or deep planting areas on adjoining properties. <p>AO28.2</p>

Performance outcomes	Acceptable outcomes
<p>significant trees that at maturity complement the scale and height of the built form;</p> <p>(5) are open to the sky with access to light and rainfall;</p> <p>(6) are maintained exclusively for landscaping, with no underground development or infrastructure;</p> <p>(7) reduce urban heat island effects by improving the micro-climate; and</p> <p>(8) provide water quality and quantity benefits from the natural filtration of rainfall into the ground.</p>	<p>Deep planting areas are:</p> <p>(1) a minimum of 10% of the site;</p> <p>(2) a minimum unobstructed dimension of 4m in any direction; and</p> <p>(3) completely open to the sky.</p> <p>Editor's note-the deep planting area acceptable outcome for a minimum of 10% of a site is part of the overall minimum 20% landscaping for a site rather than in addition.</p> <p>AO28.3</p> <p>Deep planting areas are exclusively for landscaping and do not contain:</p> <p>(1) driveways, manoeuvring or hardstand areas and pedestrian paths;</p> <p>(2) surface structure and infrastructure such as water tanks or utilities; and</p> <p>(3) sub-surface structures or infrastructure such as basement car parking and water supply or wastewater infrastructure.</p>
<p>PO29</p> <p>Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO30</p> <p>Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO31</p> <p>Development minimises the extent of shadows on useable private open space or public spaces, and provides adequate sunlight to habitable rooms on the site and adjoining land.</p>	<p>AO31.1</p> <p>Solar access to habitable rooms and private open space of dwellings:</p> <p>(1) is not less than 3 hours between 9am and 3pm on June 21; or</p> <p>(2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.</p>
<p>PO32</p> <p>Waste and recycling container storage areas:</p> <p>(1) for apartment development are located within the building footprint;</p> <p>(2) provide an accessible location for residents and waste collection;</p> <p>(3) are not be visible from street and other public spaces;</p> <p>(4) mitigate adverse amenity impacts in terms of odour, noise and visual impacts on residents on-site and residents on adjoining properties.</p>	<p>AO32.1</p> <p>Waste and recycling container storage areas are:</p> <p>(1) located within the building footprint for an apartment development;</p> <p>(2) co-located in car parking areas, in a basement or at ground level;</p> <p>(3) separated from open space areas on-site and on adjoining properties;</p> <p>(4) screened or enclosed;</p>

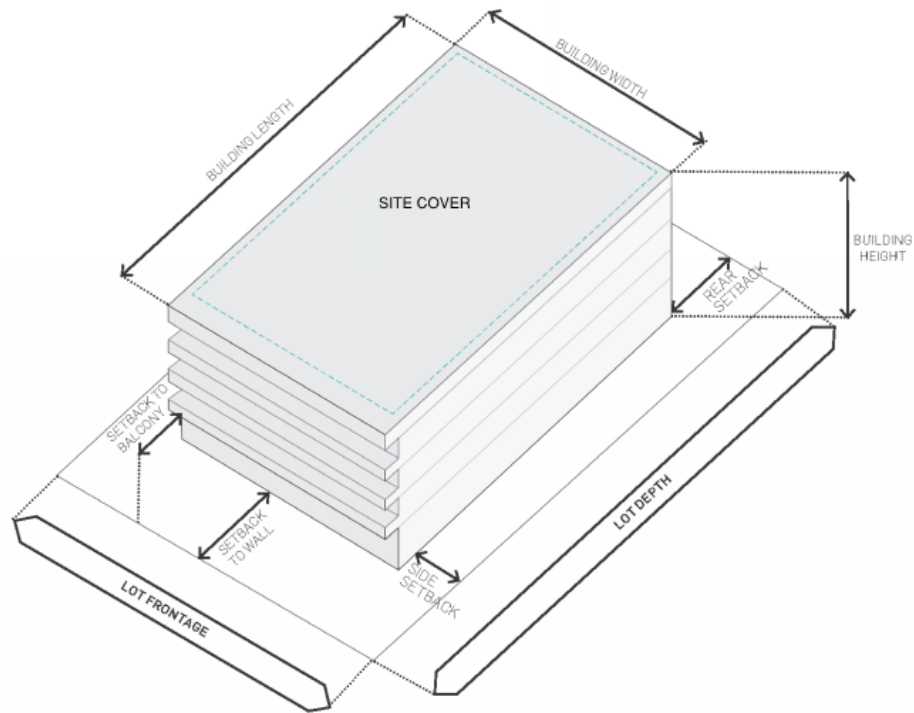
Performance outcomes	Acceptable outcomes
<p>PO23 Waste disposal and servicing areas are not visible from public places and do not have adverse amenity impacts on adjoining properties.</p>	<p>(5) integrated into the building design, using similar material and finishes; and</p> <p>(6) well ventilated.</p> <p>No acceptable outcome is nominated.</p>
<p>PO33</p> <p>Development site layout and design enhances and complements the character of the surrounding neighbourhood and responds to the topography, natural values and development constraints by:</p> <ol style="list-style-type: none"> (1) integrating into the surrounding residential neighbourhood; (2) providing an attractive and interesting streetscape; (3) taking advantage of the site's natural features like views, vistas, existing vegetation and landmarks; (4) minimising and mitigating impacts on ecological corridors and native vegetation; and (5) minimising alteration to natural topography and drainage lines. <p>Editor's note-this performance outcome can be met through submission of a design concept that demonstrates the design process and includes:</p> <ol style="list-style-type: none"> (1) site and neighbourhood analysis; (2) building design criteria/principles informed by an opportunities and constraints analysis; and (3) outline how the layout and design responds to the site, streetscape, surrounding neighbourhood and, natural values constraints. <p>PO22</p> <p>The site layout responds to topography, natural values and development constraints, such that:</p> <ol style="list-style-type: none"> (1) impacts on ecological corridors and native vegetation are minimised and mitigated; and (2) alteration to natural topography and drainage lines is minimised. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.</p>
Reconfiguration	
<p>PO34</p> <p>Lots less than 400m² and with a frontage width less than 10m are not created.</p>	<p>AO34.1</p> <p>Reconfiguration achieves a minimum lot size of 400m² and a minimum frontage width of 10m.</p>
<p>PO35</p> <p>Reconfiguration of a townhouse development to establish freehold lots only occurs where:</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(1) the townhouse development is designed to be freehold titled by ensuring:</p> <p>(a) the townhouse development remains in compliance with the development approvals following reconfiguration;</p> <p>(b) each townhouse remaining a self-contained residence following reconfiguration;</p> <p>(c) that dependant activities of the development are not separated by freehold titling;</p> <p>(2) the lots are created following construction of the townhouses;</p> <p>(3) equitable sharing and ongoing maintenance of any shared facilities or infrastructure is established.</p> <p>Editor's note- material change of use and reconfiguration applications may be submitted together to allow concurrent assessment.</p>	
Precinct LMDR1: South East Thornlands	
<p>PO36</p> <p>Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.2.3.8 4 7 road movement network and 6.2.2.3.9 5 8 pedestrian, cycle and public transport network.</p>	<p>AO36.1</p> <p>Roads, intersections, paths and public transport stops and associated treatments are established in accordance with Figures 6.2.2.3.8 4 7 road movement network and 6.2.2.3.9 5 8 pedestrian, cycle and public transport network.</p>
<p>PO37</p> <p>Where development involves or adjoins nominated boulevard roads, the road design:</p> <p>(1) creates a grand avenue character, being 50m wide for the central boulevard and 25m wide for the southern boulevard;</p> <p>(2) incorporates very wide landscaped medians that are of a sufficient width to support fauna movement; and</p> <p>(3) wide shoulders and verges which accommodate separated pedestrian and cyclist paths and dense landscaping.</p>	<p>AO37.1</p> <p>Total width of the boulevard is:</p> <p>(1) central boulevard - 50m; and</p> <p>(2) southern boulevard - 25m.</p>
<p>PO38</p> <p>Development is set back from Cleveland Redland Bay Road and Boundary Road by a distance sufficient to accommodate substantial landscaping to retain a heavily vegetated character.</p>	<p>AO38.1</p> <p>In addition to any widening of the road reserve required by the Queensland Government, development provides a 15m wide strip either side of Cleveland Redland Bay Road and Boundary Road which is densely vegetated by trees and shrubs.</p>
<p>PO39</p> <p>Development adjoining Cleveland Redland Bay Road and Boundary Road attenuates</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	
PO40 Development facilitates: (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) a mix of affordable housing types; (4) access to community infrastructure and public transport services at an early stage of development; and (5) land for community uses and public services, including open space, education, health, social and emergency services where appropriate.	No acceptable outcome is nominated.
PO41 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
PO42 Dual occupancies and multiple dwellings are not established on lots that directly adjoin land within the Low Density Residential Precinct LDR2.	No acceptable outcome is nominated.
PO43 Lots that directly adjoin land within the Low Density Residential Precinct LDR2 achieve a minimum site area of 1200m ² and a minimum frontage width of 25m.	No acceptable outcome is nominated.
Precinct LMDR2: Kinross Road	
PO44 Development does not create any additional vehicular access points to Panorama Drive. New lots are provided with access from internal roads.	AO44.1 No new access points from lots are provided to Panorama Drive.
PO45 Development does not create any additional vehicular access points to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.	AO45.1 No new access points from lots are provided to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road.
PO46 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.2.3.40 6 9 road	AO46.1 Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with Figures 6.2.2.3.40 6 9 road

Performance outcomes	Acceptable outcomes
movement network and 6.2.2.3.11 7 10 pedestrian, cycle, public transport and parks network.	movement network and 6.2.2.3.11 7 10 pedestrian, cycle, public transport and parks network.
PO47 Development adjoining Panorama Drive is set back by a sufficient distance to provide for acoustic treatments and substantial landscaping.	No acceptable outcome is nominated.
PO48 Development adjoining Panorama Drive attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability,	No acceptable outcome is nominated.
PO49 Development adjoining Panorama Drive provides landscaping to create a heavily vegetated, high visual quality environment.	No acceptable outcome is nominated.
PO50 Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.	AO50.1 Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including: (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
PO51 The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.	AO51.1 The road is designed as a boulevard style trunk collector, having: (1) a minimum road width of 20m; (2) no direct vehicular access from new uses and lots adjoining the trunk collector; and (3) a left in, right in and left out only intersection to Panorama Drive.
PO52 Where development involves nominated esplanade roads treatments adjoining open space, the road design: (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists;	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation.	
PO53 To encourage funnelling of fauna to the fauna crossing at Kinross Road, fauna exclusion fencing is provided to lots and roads adjoining the east west open space corridor on the western side of Kinross Road (in the Low medium density residential zoned parts of 68-70 Kinross Road - land no. 130759, lot 2 RP156850, and 64-66 Kinross Road - land no. 130879, lot 15 RP73640).	No acceptable outcome is nominated.
PO54 Development facilitates: (1) a logical pattern of development; (2) minimal requirement for earthworks and retaining walls; (3) efficient use of land and infrastructure; (4) a mix of affordable housing types; (5) net residential densities are not less than 15 dwellings per hectare; (6) access to community infrastructure and public transport services at an early stage of development; and (7) land for community uses and public services, including open space, education, health, social and emergency services where appropriate.	No acceptable outcome is nominated.
PO55 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
PO56 Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.	No acceptable outcome is nominated.
PO57 To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.	No acceptable outcome is nominated.



Delete Figure

Figure 6.2.2.3.4—typical envelope for a three storey apartment development

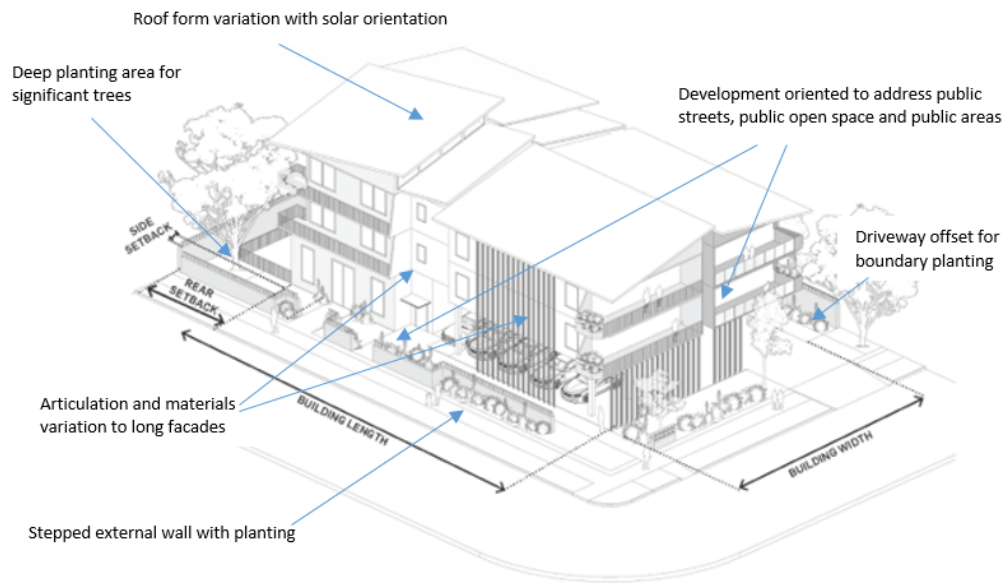


Figure 6.2.2.3.5 4 —building design and streetscape.

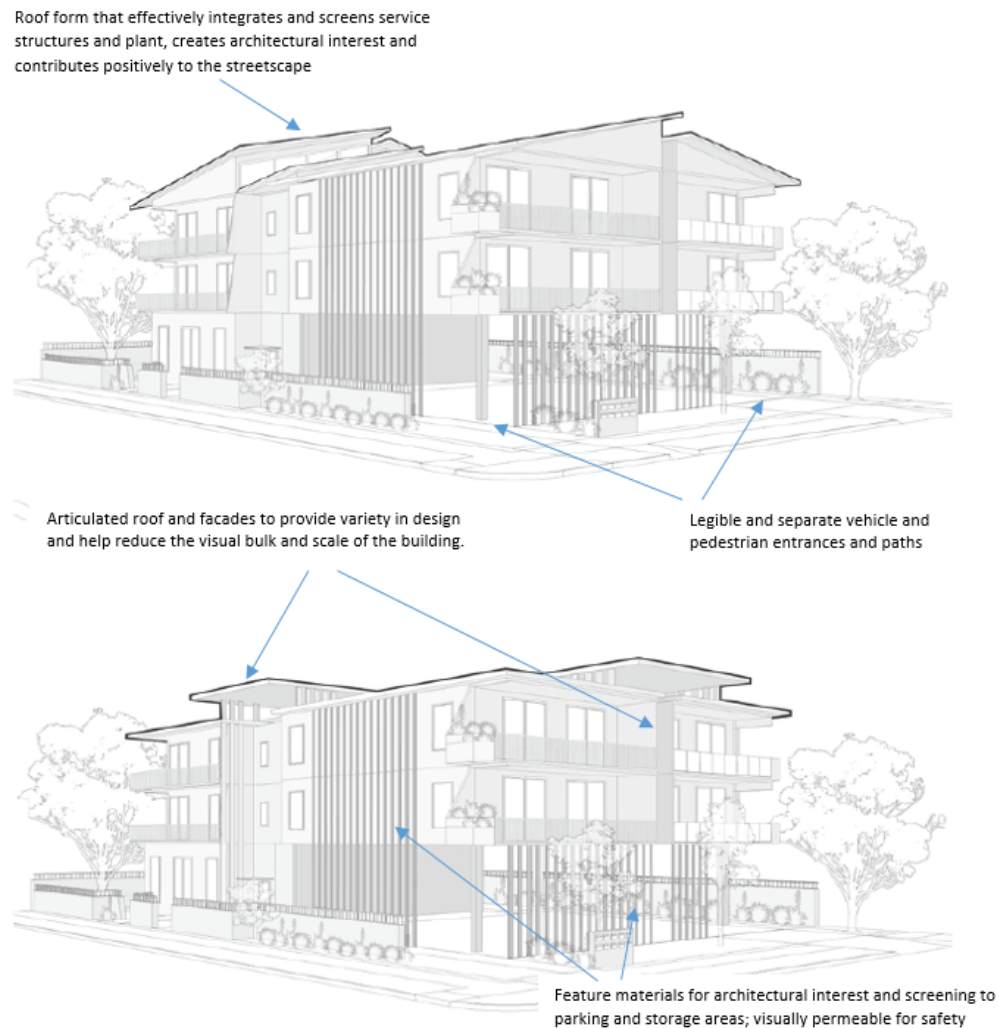


Figure 6.2.2.3.6 5 — design of materials and roof form.

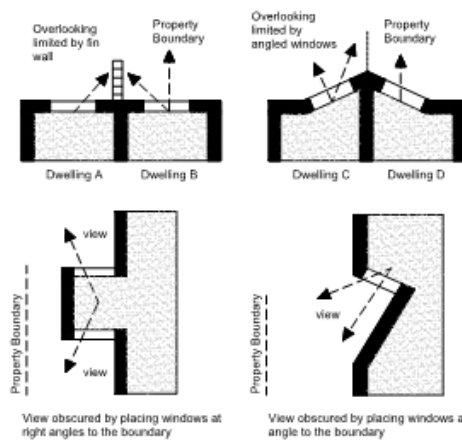
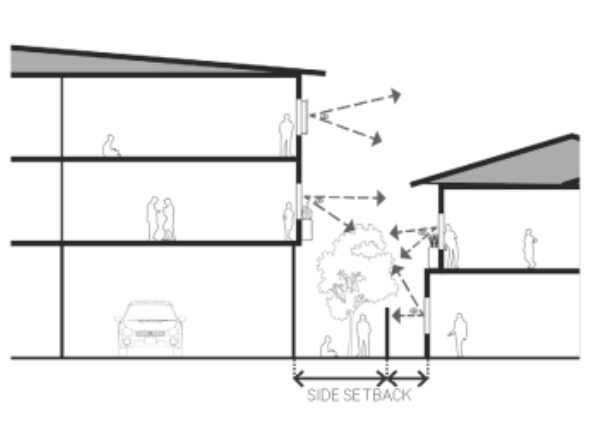
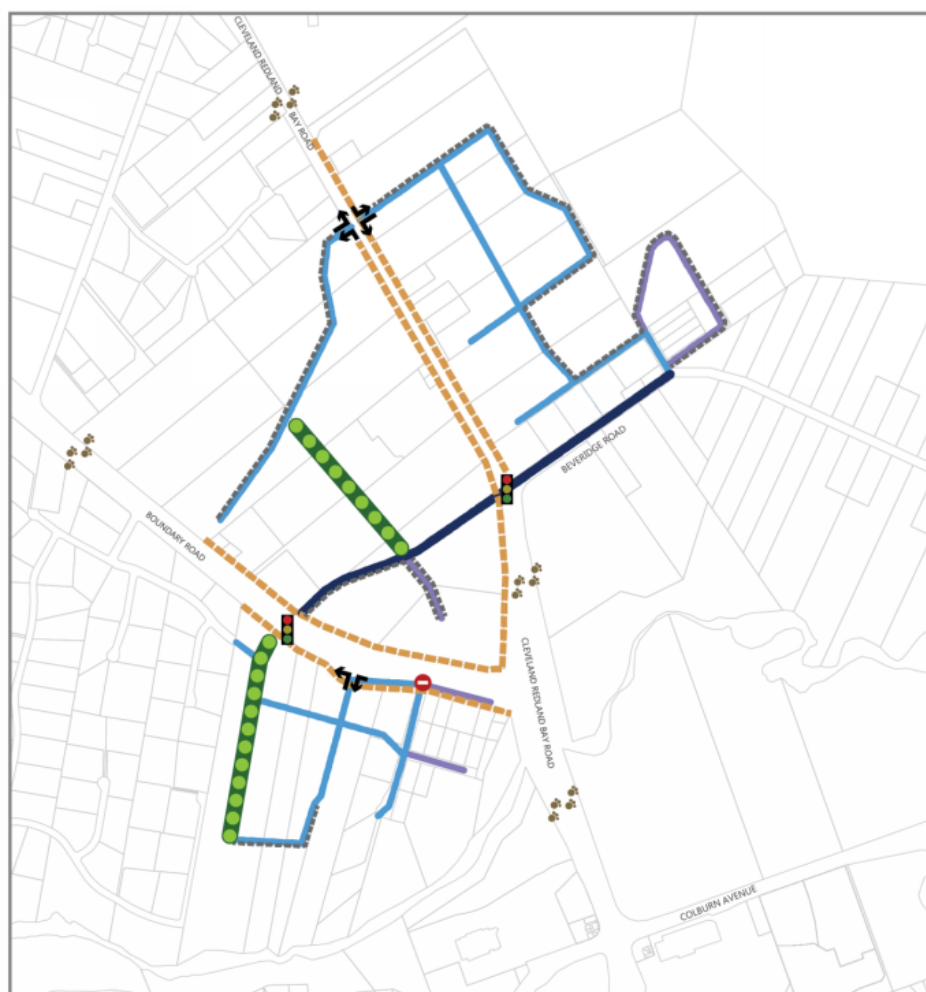


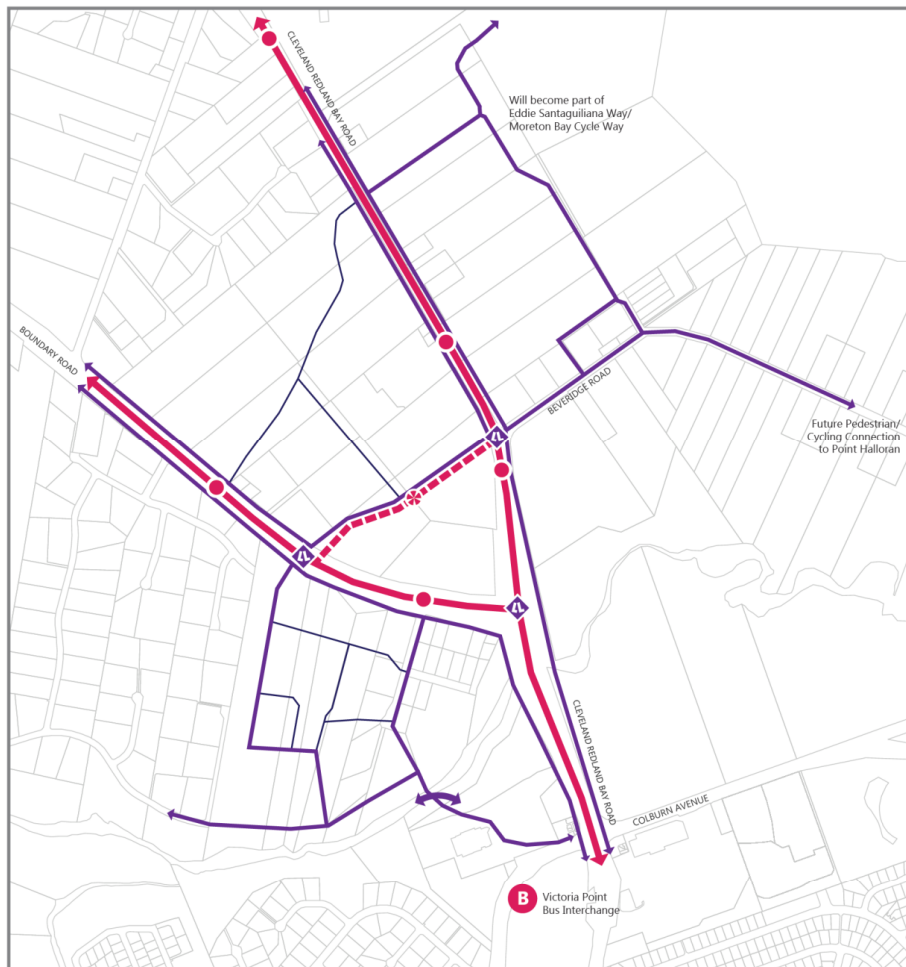
Figure 6.2.2.3.7 6 —privacy between dwelling units.



South East Thornlands - Road Movement Network

- Trunk Collector
- Boulevard
- Collector Street
- Access Street/Place
- Landscaping and Acoustic Treatment
- Esplanade Treatment
- ⊥ Intersection - Left in, Left out only
- 🚦 Intersection - 4 way signalised
- ⊘ No direct access to Boundary Road
- 🦘 Recommended Fauna Crossing Locations

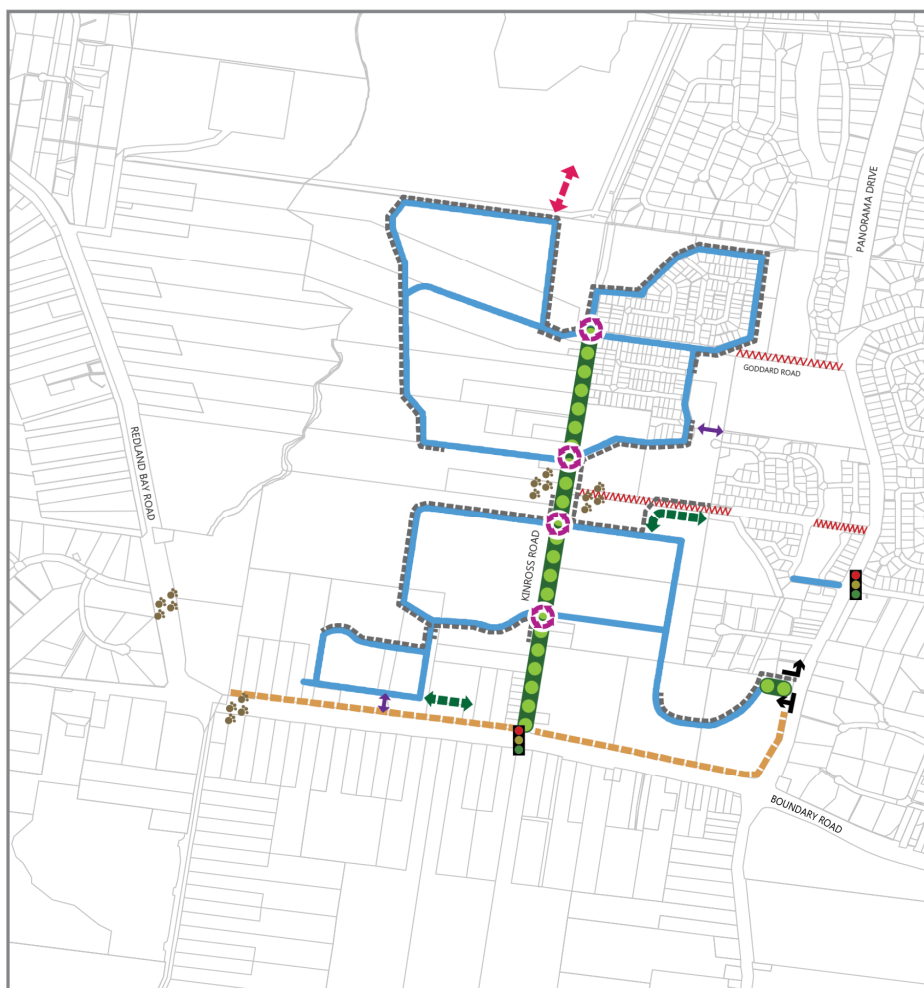
Figure 6.2.2.3.8 4 7 —South East Thornlands: road movement network



South East Thornlands - Pedestrian, Cycle and Public Transport Network

- | | |
|-----------------------------------------------|----------------------------------------------|
| ↔ Primary Pedestrian Cycle Link | ↔ Existing Bus Priority and Line Haul Routes |
| — Secondary Pedestrian Cycle Link | ⓑ Bus Station |
| ↔ Shared Pedestrian Cycle Bridge | ● Existing Bus Stops |
| ⬇ Controlled Pedestrian/Cycle Crossing Points | --- Potential Bus Route |
| | * Potential Bus Stop |

Figure 6.2.2.3.9 2 8 —South East Thornlands: pedestrian, cycle and public transport network

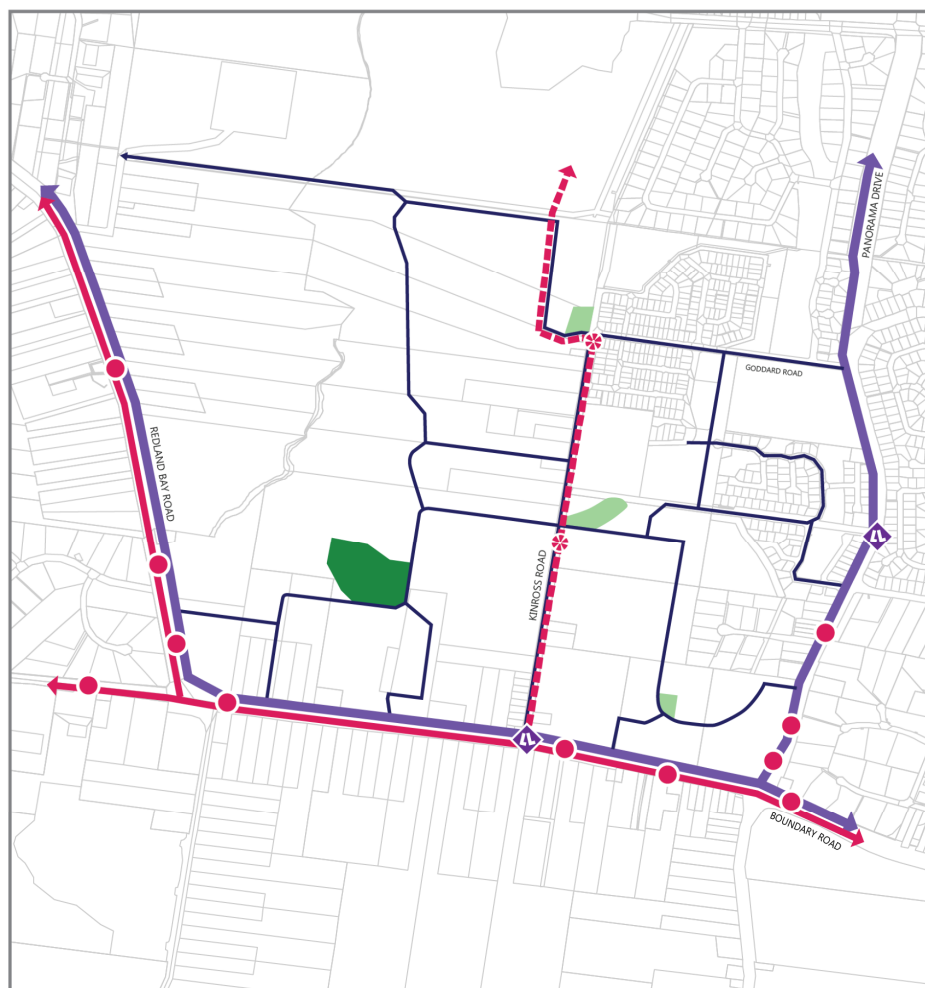


Kinross Road - Road Movement Network

- | | |
|---------------------------------------------------------|-----------------------------------------------|
| Trunk Collector (Boulevard) | Intersection - Left in/Right in/Left out only |
| Collector Street | Intersection - Signalised |
| Landscaping/Acoustic Treatment/ Road Access Restriction | Roundabout |
| Esplanade Treatment | Fauna Crossing |
| Proposed Road Closure | Pedestrian/Cycle/Emergency Access |
| | Future Northern Public Transport Corridor |
| | Access Place/Access Easement |



Figure 6.2.2.3.10 3 9 —Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- | | |
|---------------------------------------------|----------------------------------------|
| Primary Pedestrian Cycle Link | Existing Bus Priority Line Haul Routes |
| Secondary Pedestrian Cycle Link | Existing Bus Stops |
| Controlled Pedestrian/Cycle Crossing Points | Potential Bus Route |
| | Potential Bus Stop |
| | Parkland Area - Community Park |
| | Parkland Area - Neighbourhood Park |

Figure 6.2.2.3.14 4 10 —Kinross Road: pedestrian, cycle, public transport and parks network

6.2.5 Tourist accommodation zone code

6.2.5.1 Application

This code applies to development:

- (1) within the tourist accommodation zone as identified on the zoning maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the tourist accommodation zone code by the tables of assessment in Part 5 (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.

6.2.5.2 Application

- (1) The purpose of the tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities on North Stradbroke Island.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the tourist accommodation zone predominantly consists of multiple dwellings, short term accommodation and tourist resorts and related support facilities for Point Lookout's holiday population;
 - (b) non-residential **or non-accommodation** uses occur where they are small in scale, provide services primarily for tourists and do not compromise the role of the island's centres. Such uses are provided as part of a mixed use development with tourist accommodation;
 - (c) in order to retain larger land parcels for development, further subdivision of land within this zone does not occur;
 - (d) buildings are set back from property boundaries to maintain an attractive streetscape character and protect the privacy and amenity of adjoining dwellings;
 - (e) development incorporates architectural styles and elements that reduce the visual impact of the built form;
 - (f) development design is supported by a contextual site analysis, and is of an appropriate height that maintains views to ridgelines and other prominent local features, and uses a site layout that best provides for equitable access to light and breezes for occupants and neighbours;
 - (g) development achieves a well-designed, architecturally interesting built form through a mix of articulation of building elements, roof forms, screening, textures, materials and colours;
 - (h) development makes a positive contribution to the streetscape and character of the locality and strengthens site features, such as views, heritage or significant trees;
 - (i) development provides high-quality private and communal open spaces for residents that enhance liveability and meet recreational needs;
 - (j) development provides car parking that is integrated into the site and building and does not negatively impact on the site or adjoining sites or the quality and amenity of the streetscape;
 - (k) 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; and
 - (l) development retains (except where not practicable) or establishes significant trees in deep planting areas ~~wherever practical, development retains significant trees~~ and avoids alteration to natural drainage lines.

Note – the retention of significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.

6.2.5.3 Tourist accommodation zone code – Specific benchmarks for assessment

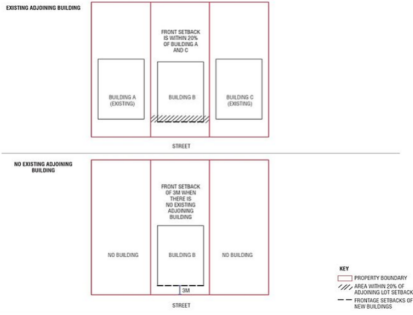
Table 0.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 To provide Good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to facilitates off street parking.	AO1.1 A Dual occupancy complies with all 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 Planning Scheme Policy 7 Multiple Dwelling Design Guide provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme. The design principles of the policy are also relevant for other accommodation oriented development in the zone of a similar scale.	
Non residential/accommodation uses	
PO2 Non-residential or non-accommodation uses, only occur where they: <ol style="list-style-type: none"> (1) are small in scale; (2) are integrated with tourist accommodation activities as part of a mixed use development; (3) do not unduly detract from residential amenity; (4) provide services primarily for tourists; and (5) do not impact on the function of the island’s centres. 	No acceptable outcome is nominated.
All residential and accommodation uses	
PO3 Land is predominantly used for tourist accommodation. Development supports and does not undermine this intention.	No acceptable outcome is nominated.
PO4 Multiple dwellings intended for permanent residential use are designed to minimise potential conflicts with tourist accommodation and related uses.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO5 Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> (1) is readily accessible, usable and safe; (2) provides flexible spaces and recreation facilities suitable for a range of activities; (3) is landscaped to provide shade, creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas; (4) provides opportunity for casual social interaction; (5) is designed and located to minimise impacts on the amenity of residents of the development and neighbouring properties; (6) is co-located with but separate from deep planting areas (except where not practicable); and (7) minimises impervious ground level areas to improve on-site stormwater filtration. <p>(1) create useable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade.</p>	<p>AO5.1 Where development involves more than 20 dwellings a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m². Note—Communal open space can be provided on rooftops, on podiums, or at ground level, by indoor recreation facilities or a combination of these.</p> <p>AO5.2 A communal open space area is designed to:</p> <ol style="list-style-type: none"> (1) be centrally located to be readily accessible for residents via pedestrian pathways; (2) be co-located with deep planting areas where practicable; (3) ensure that 50% of the principal usable area receives a minimum of two hours of direct sunlight between 9am and 3pm on 21 June; (4) be clearly distinguished from any private open space; (5) be well lit and subject to passive surveillance; (6) provide a range of recreational facilities including, for example; <ol style="list-style-type: none"> (e) seating for individuals or groups; (f) barbeque areas; (g) play equipment or play areas; and (h) swimming pool, gyms, tennis court, common room or communal gardens; (7) provide a minimum of 15% planted or grassed landscaping, including a planted area with a minimum width of 1.5m where adjoining a neighbouring property; (8) ensure a minimum of 15% of the area is shaded by trees; (9) have a finished surface level with a gradient less than 5 percent; (10) have hard and soft landscape treatments; and (11) be clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage storage. <p>Editor's note: landscaping provided in communal open space is separate from deep planting areas.</p>
PO6	AO6.1

Performance outcomes	Acceptable outcomes
<p>Development provides private open space that is:</p> <ul style="list-style-type: none"> (3) is useable in size and shape to meet the needs of a diversity of potential residents; (4) is functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (5) is clearly identified as private open space; and (6) provides a high level of privacy for residents and neighbours; and (7) is located and designed to enhance the liveability of residents. 	<p>For a ground floor dwelling, ground floor private open space is designed and located to provided with:</p> <ul style="list-style-type: none"> (1) predominately face north, east or west; (2) provide a minimum area of 16m² if a dwelling in a residential care facility; or (3) provide a minimum area of 25m² for all other dwellings; and <p>with:</p> <ul style="list-style-type: none"> a. a minimum dimension of 4m and clear of any utilities such as gas, clothes drying facilities, water tanks or air-conditioning units; b. direct access from living or common areas to extend the living space; c. screening or fencing to clearly identify the area as private open space; d. a high level of privacy for residents and neighbours; and e. a high level of acoustic amenity. <p>AO6.2</p> <p>For dwellings above ground level, private balconies are designed and located to; are provided with a minimum area of:</p> <ul style="list-style-type: none"> (1) predominately face north, east or west; (2) be orientated with the longer side facing outwards, or open to the sky, to optimise daylight access into adjacent rooms; (3) provide a minimum of 10m² if a dwelling in a residential care facility; or (4) for all other dwellings: <ul style="list-style-type: none"> (c) a minimum area of 10m² for a 1 bedroom unit; and or (d) a minimum area of 16m² for a two or more bedroom unit; <p>with:</p> <ul style="list-style-type: none"> a. a minimum dimension of 3m and clear of any air conditioning unit or drying space; b. direct access from living or common areas to extend living areas; and c. a high level of privacy for residents and neighbours. <p>AO6.3</p> <p>Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.</p>

Performance outcomes	Acceptable outcomes
Reconfiguration	
PO7 Existing lot sizes are maintained or increased to facilitate integrated tourist uses.	AO7.1 Reconfiguration does not result in a smaller lot size.
Built form	
PO8 Buildings are generally two to three storeys, and retain views to vegetated ridgelines.	AO8.1 Building height is a maximum of 43 44 11.5m.
PO9 Development occurs on a site that has an area and street frontage width that is sufficient to: <ol style="list-style-type: none"> (8) accommodate the scale and form of well-designed and articulated multiple dwelling building; (9) allow buildings to be oriented to the street; (10) provide for communal and private open spaces at ground level; (11) provide safe and convenient vehicle access to the site; (12) accommodate on-site parking for residents and visitors, and waste and delivery vehicles manoeuvring; (13) deliver substantial landscaping including deep planting areas to retain or establish significant trees; and (14) provide adequate building setbacks to adjoining properties to maintain residential amenity and privacy. <p>Development occurs on lots which provide sufficient space for buildings to be oriented to the street.</p>	AO9.1 Development has a minimum site area and street frontage width of: <ol style="list-style-type: none"> (1) 800m² and 20m, for a building 3 storeys or less in height; or (2) 1,000m² and 20m, for a building 4 storeys or greater in height. <p>The site has a frontage which is a minimum of 20m in width.</p>
PO10 Site cover: <ol style="list-style-type: none"> (1) is consistent with the intended medium density character of the area and immediate streetscape (2) mitigates the bulk and scale of development; (3) provides natural light, sunlight and breeze to living and open space areas; (4) provides for privacy between dwelling units for residents and neighbouring properties; (5) supports residential amenity for residents and neighbouring properties (6) provides usable open space for residents; and 	AO10.1 Site cover: <ol style="list-style-type: none"> (1) fits in the building envelope (within the acceptable setbacks); and (2) does not exceed 50% 60%. <p>Figure 6.2.5.3.5 illustrates.</p>

Performance outcomes	Acceptable outcomes
<p>(7) allows for substantial landscaping, including deep planting areas to retain or establish significant trees.</p> <p>(1) allows for provision of substantial open space and landscaping on the site; and</p>	
<p>PO11</p> <p>Front boundary setbacks (other than basements):</p> <p>(2) create an attractive, consistent and cohesive streetscape;</p> <p>(3) result in development not being visually dominant or overbearing with respect to the streetscape;</p> <p>(4) assist in achieving visual privacy to ground floor dwellings from the street;</p> <p>(5) support the location of balconies for casual surveillance of the street and articulation of the building facade;</p> <p>(6) provide for landscaping to soften and screen the built form, including deep planting areas to retain or establish significant vegetation;</p> <p>(7) provides for usable open space for occupants the residents;</p> <p>(8) provide for visitor car parking for apartment development; and</p> <p>(9) where tandem car parking spaces are proposed in front of townhouse garages, they are contained wholly within the property boundary.</p> <p>Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.</p> <p>Building setbacks (other than basements):</p> <p>(10) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings;</p> <p>(11) do not prejudice the development or amenity of adjoining sites;</p> <p>(12) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings;</p> <p>(13) provide space for service functions including car parking and clothes drying</p>	<p>AO11.1</p> <p>Buildings are set back from street frontages:</p> <p>(1) within 20% of the average front setback of adjoining buildings; or</p> <p>(2) where there are no adjoining buildings, 3m;</p> <p>(a) 3m to the building wall and 5.5m for garage doors for townhouse development; or</p> <p>(b) 4m to balconies, eaves, awning or the like and 6m to building walls for apartment development and tourist accommodation.</p> <p>Figures 6.2.5.3.1 and 6.2.5.3.6 5 illustrates.</p>  <p>Figure 6.2.5.3.1—Setbacks</p>

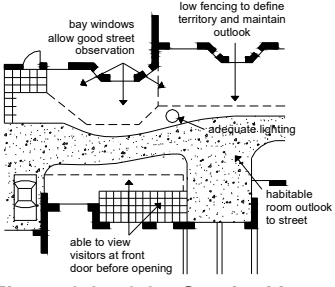
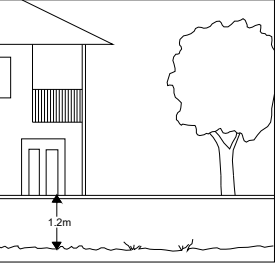
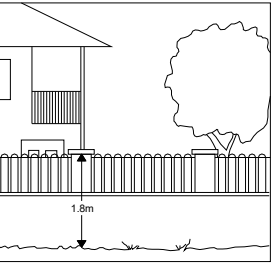
Performance outcomes	Acceptable outcomes
<p>PO12 Side and rear boundary setbacks:</p> <ol style="list-style-type: none"> (1) minimise the impacts of development on the amenity and privacy of existing and future adjoining residents; (2) does not prejudice the intended future development of adjoining sites; (3) contribute to the pattern of the streetscape consistent with the intended neighbourhood character; (4) support the separation of buildings to provide visual and acoustic privacy; (5) maintain sufficient levels of natural light, and air circulation for residents of the development and adjoining sites; (6) ensure daylight penetrates all sides of the proposed building; (7) provide for communal and private open space areas;; (8) provide space for service functions, including clothes drying areas if needed; (9) support the introduction of landscaping to complement building massing, screen buildings and support the privacy of existing and future adjoining residents; and (10) provide for deep planting areas, to retain and protect significant native trees (except where not practicable) and vegetation, or establish large subtropical shade trees. <p>Note – the retention of significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.</p>	<p>AO12.1 At the side boundary:</p> <ol style="list-style-type: none"> (1) a built to boundary wall does not exceed 4.5m in height and 9m in length along any one boundary; and (2) otherwise, buildings are set back a minimum of: <ol style="list-style-type: none"> (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 8.5m 7.5m high; and (c) 2.0.5m plus 0.5m for every 3m or part thereof by which the building exceeds 8.5m 7.5m. <p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p>
	<p>AO12.2 The rear boundary setback is a minimum of 5m 4m.</p>
<p>PO13 Basements are designed to ensure:</p> <ol style="list-style-type: none"> (1) located outside of deep planting areas; (2) designed to provide natural ventilation for basement car parking that is integrated into the building façade and landscape design; and (3) designed to have a strong relationship between the street and the proposed building and ground level open space. <p>(1) — substantial areas of the site are available for deep planting; and (2) a strong relationship between the street and the proposed building and ground level open space.</p>	<p>No acceptable outcome is nominated.</p> <p>AO12.1 Basements are set back by:</p> <ol style="list-style-type: none"> (1) 2m from the street frontage; and (2) 2m from other site boundaries if landscaping is intended to provide screening to neighbouring sites.
<p>PO14 Buildings are designed to:</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(1) contribute to an attractive streetscape and intended character of the local area;</p> <p>(2) be orientated to the street;</p> <p>(3) incorporate balconies that address street frontages and public spaces;</p> <p>(4) provide modulation and articulation in the building façade and elevations' horizontal and vertical profiles;</p> <p>(5) provide projections and recesses in the facade and elevations that reflect changes of internal functions of buildings, including circulation;</p> <p>(6) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features;</p> <p>(7) use similarly proportioned roof forms, doors, windows and balconies to complement the local character;</p> <p>(8) break up the appearance of large buildings through roof form, materials, articulation, projections and recesses that reflect the existing streetscape scale; and</p> <p>(9) articulate building entrances and openings.</p> <p>Design elements contribute to an interesting and attractive streetscape and building through:</p> <p>(1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation;</p> <p>(2) variations in material and building form;</p> <p>(3) modulation in the facade, horizontally or vertically;</p> <p>(4) articulation of building entrances and openings; and</p> <p>(5) corner treatments to address both street frontages.</p>	<p>Figures 6.2.5.3.7 6 and 6.2.5.3.8 7 illustrates.</p>
<p>PO15</p> <p>Development for services and related structures:</p> <p>(1) are accessible for maintenance;</p> <p>(2) are integrated to blend into the overall development design; and</p> <p>(3) are designed and orientated to not visually dominate the street frontage.</p>	<p>AO15.1</p> <p>Services and related structures (such as electricity transformers, fire hydrant and booster assemblies.) where located in the front boundary setback:</p> <p>(4) extend for no more than 5m or 10% of the street frontage (whichever is lesser);</p> <p>(5) are orientated towards internal driveways or footpaths; and</p> <p>(6) are located, screened with similar materials to the building or landscaped to not be visually obtrusive when viewed from the street.</p>

Performance outcomes	Acceptable outcomes
	Figure 6.2.5.3.8 illustrates.
PO16 Multiple dwelling building walls are designed to: <ol style="list-style-type: none"> (1) be visually interesting through the provision of articulation on the side and rear walls; (2) avoid highly reflective finishes; (3) break up multiple dwelling development and reduce the scale and bulk of the buildings; and (4) support dual-orientation dwellings to provide for natural cross ventilation. 	AO16.1 The maximum length of a building wall in any direction is 30m, with a change in the building line every 15m on side and rear walls of plus or minus 1.5m for a length not less than 5m. Figures 6.2.5.3.7 6 and 6.2.5.3.8 7 illustrates. Editor's note—full building separation provides a minimum of 6m.
PO17 Design elements promote a subtropical and climate responsive design character through: <ol style="list-style-type: none"> (1) the use of deep balconies verandahs, decks and eaves; (2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible; (3) maximising dwellings with a northern aspect; (4) maximising dual orientation of habitable rooms to provide for natural cross ventilation; (5) integration of buildings with landscape planting and deep planting areas to create a pleasant micro-climate; (6) screening habitable rooms from the western sun, using building and landscape elements; and (7) integration of buildings within landscape planting. 	No acceptable outcome is nominated Figures 6.2.5.3.7 and 6.2.5.3.8 illustrates. Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).
PO18 The design of roof form, rooftops and building caps of apartments: <ol style="list-style-type: none"> (1) provides an interesting and attractive roof-scape that enhances the architectural distinction of the building and makes a positive contribution to the local character; (2) is articulated to reduce the bulk and scale of a building when viewed from the street (3) considers the ability for discreet placement and optimum orientation of solar panels; (4) maximises solar access for dwellings during winter and provides shade in summer; and (5) incorporates variety in design; and (6) effectively integrates or screens service structures, plant and equipment and 	AO18.1 Roof form, rooftops and building caps are designed to: <ol style="list-style-type: none"> (1) include interesting forms created through pitches, gables, skillions or other features; (2) be articulated to break down the roof and building bulk and scale; (3) provide opportunity for stormwater collection, solar energy and communal open space; (4) be angled to the north and east to maximise solar access in winter; and (5) incorporate hoods and overhangs to shade walls and windows from the summer sun. Figure 6.2.5.3.7 6 and 6.2.5.3.8 7 illustrates.

Performance outcomes	Acceptable outcomes
<p>provides for the future inclusion of additional plant and equipment; and (7) avoids highly reflective finishes.</p> <p>Roof form assists in reducing the appearance of building bulk by:</p> <p>(6) articulating individual buildings; (7) incorporating variety in design through use of roof pitch, height, gables and skillions; and (8) screening plant and equipment, such as vents, lift over runs or solar energy and storm water collectors.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO19</p> <p>Development establishes an active interface with adjoining pedestrian spaces by providing physical connections between buildings and between buildings and public places to encourage pedestrian movement.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO20</p> <p>Parking facilities for apartment development:</p> <p>(1) are contained within a basement level or within the building footprint where located at ground level;</p> <p>(1) are designed to not dominate the streetscape or the building form when viewed from the street, other public spaces and adjoining properties;</p> <p>(2) mitigate amenity impacts on adjoining residents.</p>	<p>AO20.1</p> <p>Parking facilities for residents (excludes visitor car parking):</p> <p>(1) are located in a basement level; or (2) within the building footprint at ground level where;</p> <p>(a) landscaped and screened from view from the street, other public spaces and adjoining properties;</p> <p>(b) integrated into the building façade through architectural elements; and</p> <p>(3) provide storage for residents.</p> <p>AO20.2</p> <p>Visitor car parking (excludes resident parking) are located:</p> <p>(1) in a basement level; or (2) at ground level within the building footprint where landscaped or screened from view from the street, other public spaces and adjoining properties; or (3) in the front setback where adjoining the driveway and landscaped or screened from view from the street.</p>
<p>PO21</p> <p>Parking facilities for townhouse development are located so that they do not dominate the streetscape or the building form when viewed from the street.</p>	<p>AO21.1</p> <p>Vehicle parking structures are located behind the front building alignment, building or within a basement level.</p>
<p>PO22</p> <p>Driveways and internal access ways are located and designed to:</p>	<p>AO22.1</p> <p>Driveways and internal access ways are located and designed:</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (1) integrate into the overall building design; (2) define the public and private space; (3) support active street frontages and enhance the streetscape character; (4) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape; (5) minimise visual impact of long driveways through changing alignments and landscaping; (6) be located on secondary/rear frontages, where available; (7) limit the number and width of driveway crossovers to the minimum required; (8) minimise the extent of internal access ways; (9) mitigate impacts on neighbouring properties; (10) maximise the availability of on-street parking; (11) support the retention or establishment of street trees; and (12) allow for refuse collection and street infrastructure. 	<ul style="list-style-type: none"> (6) to incorporate high quality pavement materials, textures and colours that are consistent with the overall building design; (7) to be limited to one crossover per street frontage; (8) to provide the minimum width required; (9) to be offset from the side boundary by a minimum of 1m to allow for landscaping; and (10) to minimise and soften visual impacts through <ul style="list-style-type: none"> a. offset alignment of the driveway and landscaping to screen the view of the driveway from the street; b. a change in alignment within 20m from the street frontage; and c. soft landscaping along the driveway and at the end of the straight alignment. <p>Figure 6.2.5.3.8 6 illustrates.</p>
<p>PO23</p> <p>Development provides front fences or walls along street frontages, or public spaces, that create an attractive streetscape by:</p> <ul style="list-style-type: none"> (4) incorporating a mixture of building materials that complement the design of buildings (5) providing visual interest and a softening of the visual impact where significant in length (6) highlighting the entrance to the property 	<p>AO23.1</p> <p>Fences or walls along a street front or public space are designed to incorporate a mixture of building materials that complement the design of the building.</p> <p>AO23.2</p> <p>Where a fence or wall along street frontages or public spaces exceeds 10m in length, indentations, material variation or soft landscaping (including planter boxes) are incorporated.</p> <p>Figure 6.2.5.3.8 6 illustrates.</p>
<p>PO24</p> <p>Development is designed to create an attractive streetscape and discourage crime and anti-social behaviour by:</p>	<p>AO24.1</p> <p>Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.</p> <p>Figures 6.2.5.3.2 and 6.2.5.3.9 5 illustrates.</p>

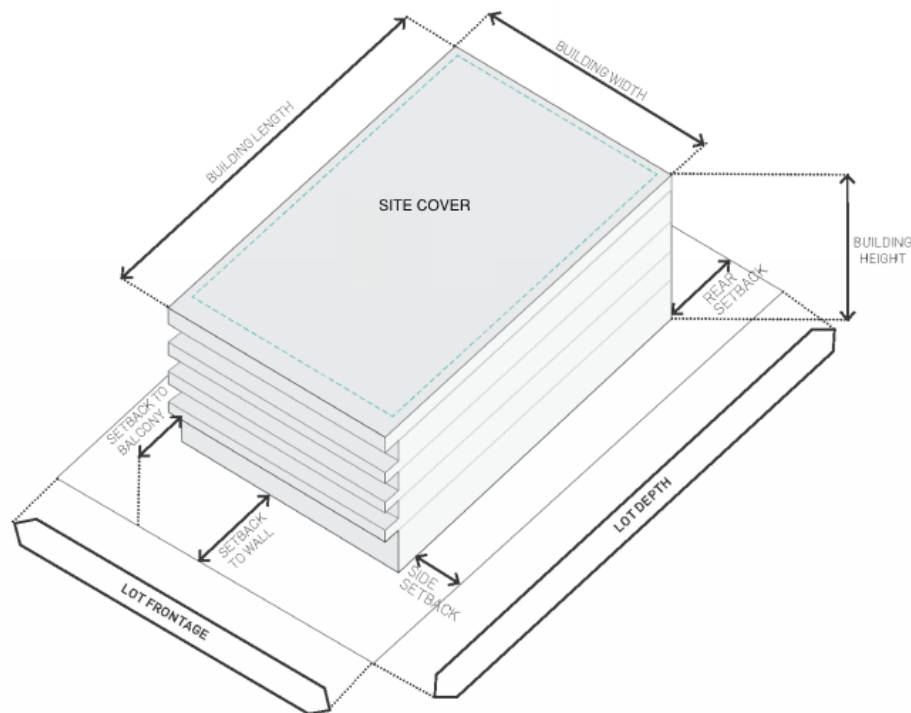
Performance outcomes	Acceptable outcomes
<p>(1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided), pedestrian and cycle paths, including the primary pedestrian entrance and car parking areas;</p> <p>(2) ensuring spaces are well lit;</p> <p>(3) minimising potential concealment and entrapment opportunities; and</p> <p>(4) providing direct movements with clear unobscured sight lines, and</p> <p>(5) having fencing and walls along a street frontage or public space incorporate visually permeable materials and treatments.</p>	 <p>Figure 6.2.5.3.2—Overlooking</p> <p>AO24.2</p> <p>Fences or walls along a street frontage or public space have a maximum height of:</p> <ol style="list-style-type: none"> (1) 1.2m where solid; or (2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent. <p>Figures 6.2.5.3.3 and 6.2.5.3.4 illustrate.</p>  <p>Figure 6.2.5.3.3—Fencing (1)</p>  <p>Figure 6.2.5.3.4—Fencing (2)</p>
<p>PO25</p> <p>On elevated or steeply sloping sites:</p> <p>(3) development is sympathetic to the natural landform through the use of terraced or split level building forms that minimise ground level disturbance outside the building footprints; and</p> <p>(4) the understoreys of buildings are screened to maintain the quality of view when viewed from below.</p>	<p>No acceptable outcome is nominated.</p>
Amenity	

Performance outcomes	Acceptable outcomes
PO26 Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.	AO26.1 Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by: <ol style="list-style-type: none"> (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. Figure 6.2.5.3.9 8 illustrates.
	AO26.2 Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by: <ol style="list-style-type: none"> (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) landscape planting that will achieve a minimum of 2m in height at maturity. Figure 6.2.5.3.9 8 illustrates.
	AO26.3 Where incorporating screening devices, they are: <ol style="list-style-type: none"> (1) solid translucent screens or perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building. Figure 6.2.5.3.9 illustrates.
PO27 Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.	AO27.1 Side and rear boundary fences are a minimum of 1.8m in height where adjoining a residential use. Figure 6.2.5.3.9 illustrates.
PO28 Development is designed to facilitate the retention and establishment of significant	No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
<p>trees and street trees (except where not practicable) that:</p> <ol style="list-style-type: none"> (1) complement and soften the scale and bulk of the built form; (2) support an attractive streetscape; (3) enhance the amenity of residents; and (4) provide natural shade to improve the micro-climate. <p>Note – the retention of significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.</p>	
<p>PO29</p> <p>On-site landscaping is provided to:</p> <ol style="list-style-type: none"> (1) contribute to an attractive streetscape; (2) enhance the appearance of the development; (3) complement, and where possible retain and add to, any native vegetation within the site; (4) provide for the retention of establishment of significant trees in deep planting areas; (5) create green roofs, walls or other sustainable building elements; (6) provide privacy between on-site dwellings and adjoining properties; and (7) screen unsightly components. 	<p>AO29.1</p> <p>A minimum of 20% 15% of the site is planted or vegetated landscaping (rather than hardstand), including 10% of the site for deep planting areas.</p> <p>Editor's note-landscaping that is not deep planting areas can be located in communal open space areas.</p> <p>AO29.2</p> <p>A 2m wide landscaped area which is capable of deep planting to sustain mature trees, is provided along the length of any public road frontage.</p> <p>AO29.3</p> <p>Development provides:</p> <ol style="list-style-type: none"> (1) a minimum 1m wide planted landscaped area on a side boundary where a driveway, or a ground level open parking area, is located adjacent the boundary; and (2) an extended landscaped area of a minimum of 1.5m for every 5m of driveway length.
<p>PO30</p> <p>Deep planting areas are provided that:</p> <ol style="list-style-type: none"> (9) are located to retain or establish significant trees to soften the built form; (10) are co-located with communal open space, street trees or deep planting areas on adjoining properties; (11) are accessible to provide informal recreation spaces for residents; (12) are of sufficient size and dimension to support the retention or establishment of significant trees that at maturity complement the scale and height of the built form; (13) are open to the sky with access to light and rainfall; 	<p>AO30.1</p> <p>Deep planting areas are located:</p> <ol style="list-style-type: none"> (4) within boundary setbacks to soften the built form as viewed from the street and adjoining properties; (5) to retain significant trees; and (6) to co-locate with communal open space, street trees or deep planting areas on adjoining properties. <p>AO30.2</p> <p>Deep planting areas are:</p> <ol style="list-style-type: none"> (4) a minimum of 10% of the site; (5) a minimum unobstructed dimension of 4m in any direction; and (6) completely open to the sky.

Performance outcomes	Acceptable outcomes
<p>(14) are maintained exclusively for landscaping, with no underground development or infrastructure;</p> <p>(15) reduce urban heat island effects by improving the micro-climate; and</p> <p>(16) provide water quality and quantity benefits from the natural filtration of rainfall into the ground.</p>	<p>Editor's note-the deep planting area acceptable outcome for a minimum of 10% of a site is part of the overall minimum 20% landscaping for a site rather than in addition.</p> <p>AO30.3</p> <p>Deep planting areas are exclusively for landscaping and do not contain:</p> <p>(4) driveways, manoeuvring or hardstand areas and pedestrian paths;</p> <p>(5) surface structures and infrastructure such as water tanks or utilities; and</p> <p>(6) sub-surface structures or infrastructure such as basement car parking and water supply or wastewater infrastructure.</p>
<p>Driveways and vehicle crossovers are designed to minimise the removal of any existing street trees located within the road reserve.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO31</p> <p>Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO32</p> <p>Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO33</p> <p>Development minimises the extent of shadows on useable private open space or public spaces and provides adequate sunlight to habitable rooms on the site and adjoining.</p>	<p>AO33.1</p> <p>Solar access to habitable rooms and private open space of dwellings:</p> <p>(1) is not less than 3 hours between 9am and 3pm on June 21; or</p> <p>(2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.</p>
<p>PO34</p> <p>Waste and recycling container storage areas:</p> <p>(1) for apartment development are located within the building footprint;</p> <p>(2) provide an accessible location for residents and waste collection;</p> <p>(3) are not be visible from street and other public spaces;</p> <p>(4) mitigate adverse amenity impacts in terms of odour, noise and visual impacts on residents on-site and residents of adjoining properties.</p>	<p>AO34.1</p> <p>Waste and recycling container storage areas are:</p> <p>(1) located within the building footprint for an apartment development;</p> <p>(2) co-located in car parking areas, in a basement or at ground level;</p> <p>(3) separated from open space areas on-site and on adjoining properties;</p> <p>(4) screened or enclosed;</p>

Performance outcomes	Acceptable outcomes
<p>Waste disposal and servicing areas are not visible from public places and do not have adverse amenity impacts on adjoining properties.</p>	<p>(5) integrated into the building design, using similar material and finishes; and</p> <p>(6) well ventilated.</p> <p>No acceptable outcome is nominated.</p>
<p>PO35</p> <p>Development site layout and design enhances and complements the character of the surrounding neighbourhood and responds to the topography, natural values and development constraints by:</p> <p>(6) integrating into the surrounding residential neighbourhood;</p> <p>(7) providing an attractive and interesting streetscape;</p> <p>(8) taking advantage of the site's natural features like views, vistas, existing vegetation and landmarks;</p> <p>(9) minimising and mitigating impacts on ecological corridors and native vegetation; and</p> <p>(10) minimising alteration to natural topography and drainage lines.</p> <p>Editor's note-this performance outcome can be met through submission of a design concept that demonstrates the design process and includes:</p> <p>(4) site and neighbourhood analysis;</p> <p>(5) building design criteria/principles informed by an opportunities and constraints analysis; and</p> <p>(6) an outline of how the layout and design responds to the site, streetscape, surrounding neighbourhood and natural values constraints.</p> <p>The site layout responds to topography, natural values and development constraints, such that:</p> <p>(7) impacts on ecological corridors and native vegetation are minimised and mitigated; and</p> <p>(8) alteration to natural topography and drainage lines is minimised.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.</p>



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Figure 6.2.5.3.5—typical envelope for a three storey apartment development

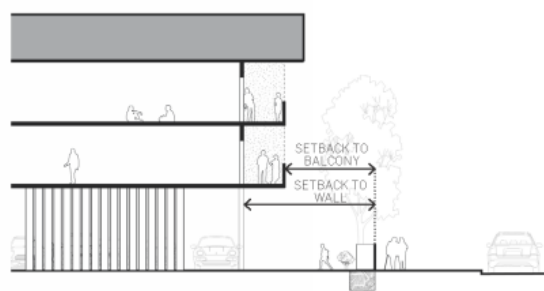


Figure 6.2.5.3.6 5 -front boundary setback to balcony and wall

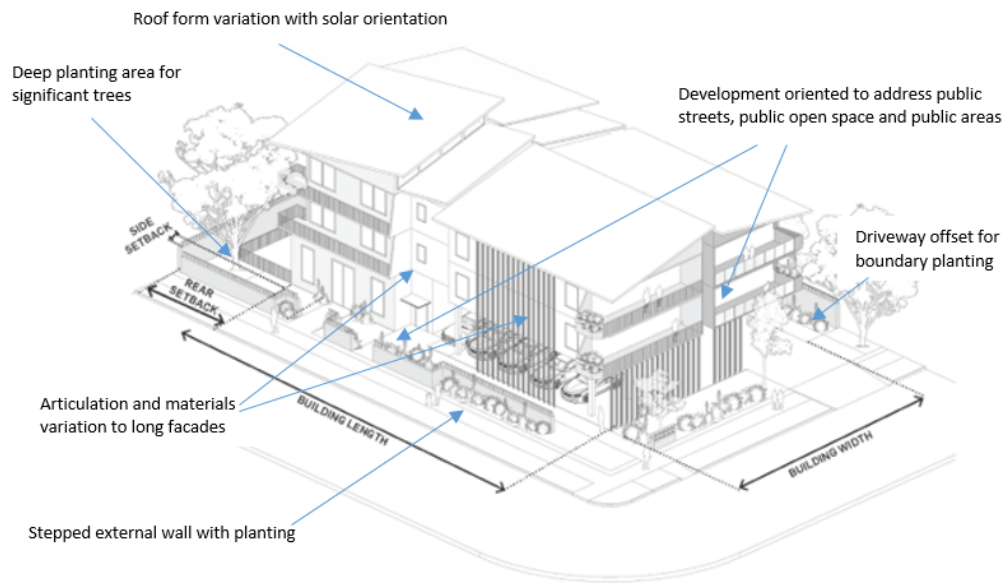


Figure 6.2.5.3.7 6 —building design and streetscape.

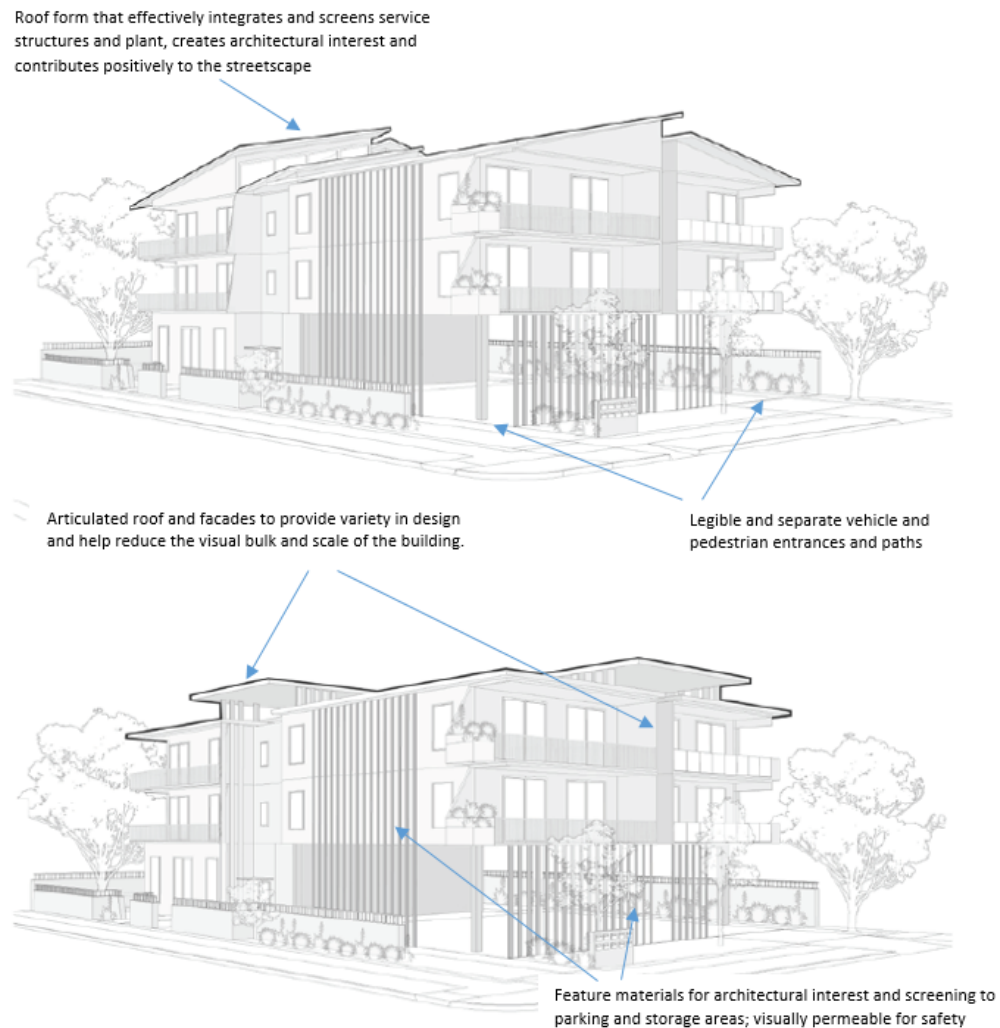


Figure 6.2.5.3.8 7 — design of , materials and roof form.

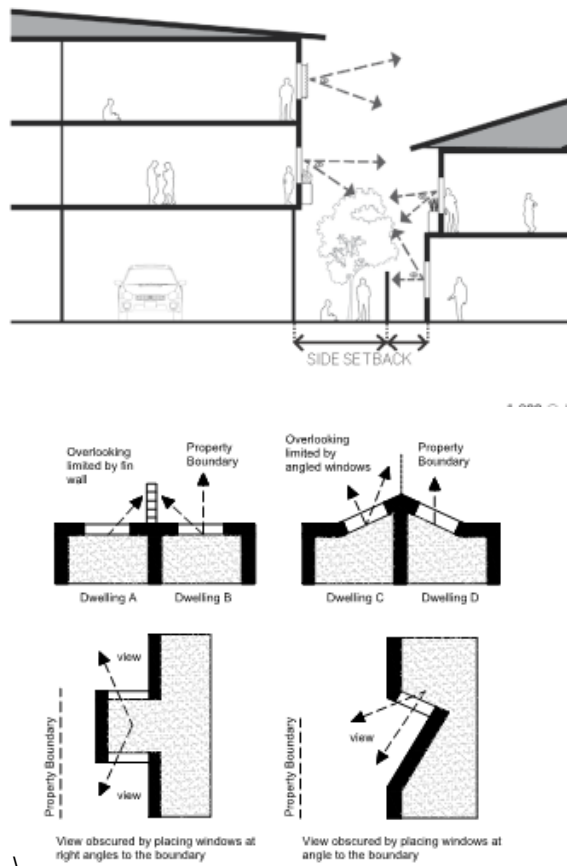


Figure 6.2.5.3.9 8 —privacy between dwelling units.

9.3.4 Reconfiguring a lot code

9.3.4.3 Reconfiguring a lot code – Specific benchmarks for assessment

SC1.1 Table 9.3.4.3.1 – Benchmarks for assessable development

Reconfiguration for a townhouse	
<p>PO52</p> <p>Reconfiguration of a townhouse development to establish freehold lots only occurs where:</p> <p>(1) the townhouse development is designed to be freehold titled by ensuring:</p> <p>(a) the townhouse development remains in compliance with the development approvals following reconfiguration;</p> <p>(b) each townhouse remains a self-contained residence following reconfiguration;</p> <p>(c) that dependant activities of the development are not separated by freehold titling;</p> <p>(2) the lots are created following construction of the townhouses;</p> <p>(3) equitable sharing and ongoing maintenance of any shared facilities or infrastructure is established like waste collection, water meters.</p> <p>Editor's note- material change of use and reconfiguration applications should be submitted together to allow concurrent assessment.</p>	<p>No acceptable outcome is nominated.</p>

SC1.2 Administrative definitions

Table SC1.2.1 Additional administrative terms and their definition

Column 1 Administrative term	Column 2 Definition
Articulation	The treatment of a building form or façade that creates or contributes to visual character and an active frontage. Articulation may include: <ul style="list-style-type: none"> - vertical and horizontal detail and/or projections - variations in colours, materials, patterns and textures - architectural elements such as openings, entry statements, directional signage, exposure of fittings, distinction between levels of a building, awnings, planters, balconies and stepping of built form
Apartment Development (Multiple Dwelling)	The use of a premises for three or more dwelling units in a building that: <ul style="list-style-type: none"> - is two or more storeys in height - has a common foyer entrance - has communal facilities including outdoor spaces, car parking and waste storage areas
Building envelope	The three-dimensional extent of where a building and associated structure may be built on a site after consideration of assessment criteria for building height, front, side and rear boundary set-backs, any height transitions and other assessment criteria.
Building footprint	The two-dimensional extent of built development, including balconies, covered private outdoor living areas and enclosed spaces but excluding the part of a building or structure that is: <ul style="list-style-type: none"> - an eave or a roof; or - a sunhood or the like attached to the wall of a building or structure to provide shade or shelter to the wall.
Deep Planting Areas	Areas open to the sky for the retention of existing native trees or the introduction of native trees that at maturity will complement the scale and height of the built form that: <ul style="list-style-type: none"> - are in soil profile of sufficient supporting volume for the native trees to be retained or established; - are used exclusively for native trees and other landscaping; - do not contain driveways, manoeuvring or hardstand areas or surface structures like water tanks and utilities; and - do not contain sub-surface structures or infrastructure, like basement car parking or wastewater infrastructure.
Townhouse Development (Multiple Dwelling)	The use of a premises for three or more dwelling units that: <ul style="list-style-type: none"> - does not have a dwelling above or below it - has individual dwelling unit entrances - has individual car parking and waste storage areas

Schedule 6 Planning scheme policies

The table below lists all the planning scheme policies applicable to the planning scheme area.

SC6.1 Planning scheme policy index

Table SC6.1.1— Planning scheme policy index

Planning scheme policy title
Planning Scheme Policy 1 - Environmental significance
Planning Scheme Policy 2 – Infrastructure works
Planning Scheme Policy 3 – Flood and storm tide hazard
Planning Scheme Policy 4 – Landslide hazard

Planning Scheme Policy 5 – Structure plans
Planning Scheme Policy 6 – Environmental emissions
Planning Scheme Policy 7 – Multiple dwelling design

SC6.8 Planning Scheme Policy 7 - Multiple dwelling design

To access Planning Scheme Policy 7- Multiple dwelling design, click [here](#).

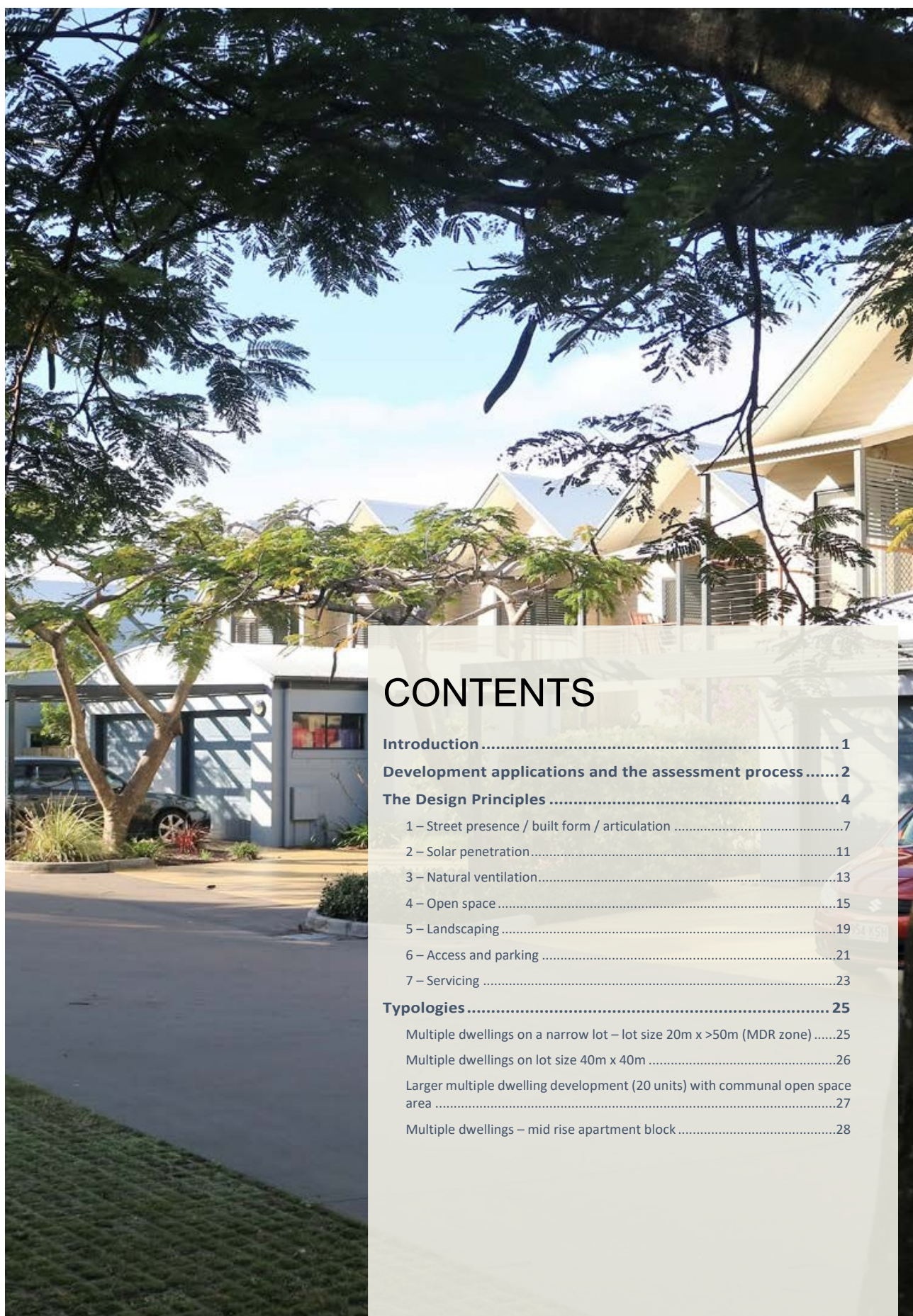
SC6.8 PLANNING SCHEME POLICY 7 – MULTIPLE DWELLING DESIGN



PLANNING SCHEME POLICY - 7

MULTIPLE DWELLING DESIGN





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INTRODUCTION

The aim of Planning Scheme Policy 7: Multiple Dwelling Design (the policy) is to achieve high standard design outcomes for multiple dwellings within Redland City.

The Redland City Plan (RCP) encourages housing diversity and affordability for residents through a choice of housing product and location. This policy intends to help to provide a vibrant, safe and attractive built environment in a landscape setting to address the housing needs of changing demographics into the future. This policy provides design advice across a range of housing products.

The policy:

- Explains the relationship to the statutory approval process;
- Provides residential design guidance consisting of a set of principles that are aligned with the Redland City Plan, supplemented by images, diagrams and explanatory text; and
- Outlines information that will ensure a well-made proposal when preparing and submitting a development application for approval.

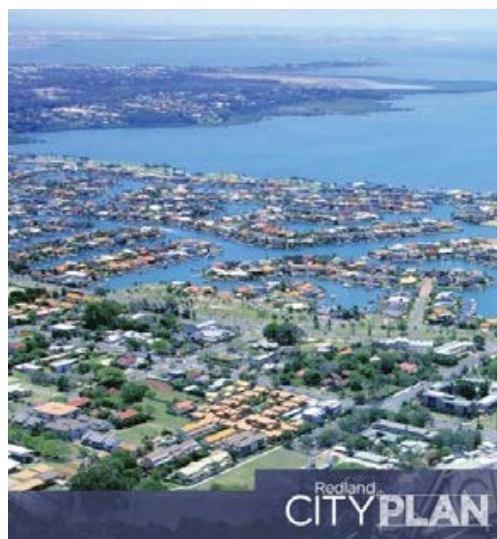
Relationship with the planning scheme

This policy will be used as a reference document to policy good design outcomes to support the criteria for assessable development contained within the Redland City Plan (RCP). The RCP Strategic Framework identifies the various characteristics which make up a series of residential and separate centres zones which provide opportunities for development of various lot sizes, a range of densities and resulting diversity in housing design. The policy principally applies to development of multiple dwellings in the Low medium density residential (LMDR), Medium density residential (MDR) and Tourist accommodation Zones.

Definitions

The terms used in the policy are defined in schedule 3, columns 1 and 2 of the *Planning Regulation 2017*.

For clarification a Multiple Dwelling is defined as a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.



DEVELOPMENT APPLICATIONS AND THE ASSESSMENT PROCESS

PRE-LODGEEMENT PROCEDURES

RCC has a pre-lodgement procedure. This policy provides a resource for pre-lodgement discussions. The policy advocates meeting early in the design and planning process to focus on how to achieve the best design outcome for each development site. This is the key to an efficient assessment process.

It is recommended that consideration is given to the provision of information such as a Concept Design Proposal for the pre-lodgement meeting.

Design is a process, not just an end result.

A Concept Design Proposal is intended to explain the analysis, the design evolution and principles on which a development proposal is based.

This should be a combination of diagrams, illustrations, photographs and information. This is usually information which will have been collated by the designer through the design process and therefore should not be onerous.

An initial Concept Design Proposal can be submitted for a pre-lodgement meeting. This would enable the assessment manager to provide an informed initial response to the main issues raised by the proposal.



WHAT IS A CONCEPT DESIGN PROPOSAL?

The Planning Act sets out the mandatory supporting information for Development Applications.

This policy recommends that consideration is given to the provision of additional information such as a Concept Design Proposal principally based on diagrams, illustrations and photographs.

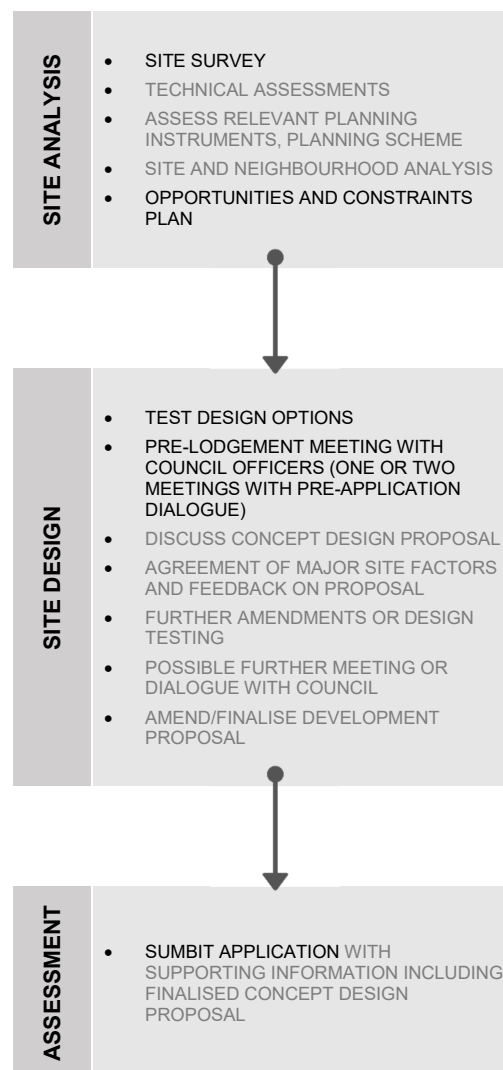
It is recommended that a Concept Design Proposal consists of three parts:

1. A site and neighbourhood analysis.
2. Opportunities and constraints analysis and initial design parameters –
A summary of the analysis, highlighting the main elements that will inform the initial design parameters.
3. Design testing and response –
Presentation of the development proposal, outlining how it responds to the site and surrounding area, how various design concepts have been tested, and giving an explanation of the design rationale in the context of the RCP.

HOW DOES A CONCEPT DESIGN PROPOSAL ADD VALUE TO MY APPLICATION AND DEVELOPMENT?

A Concept Design Proposal is a non-mandatory document but a well prepared one may reduce the need for officers to ask for further information during the application process as it can clearly present the rationale for why design decisions have been made. It can also help to avoid costly amendments to the proposal at later stages and facilitate an expedited assessment process. Furthermore, it can be used as a useful tool for engagement and explanation to residents who may otherwise raise concerns and submissions.

DESIGN PROCESS



THE DESIGN PRINCIPLES

SUBTROPICAL DESIGN

CONTEXT

South East Queensland is Australia's only sub-tropical metropolitan region. Residents of Redland City enjoy the character and lifestyle provided by its bayside location, parklands and urban and rural settings. As a result, the multiple dwellings within the Redlands should have climatically responsive designs, creating attractive streetscapes within safe and liveable environments.

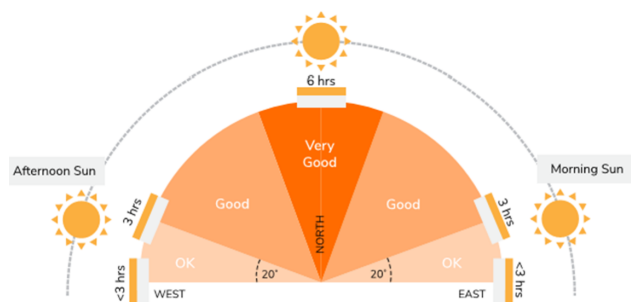
Development in Redlands takes full advantage of the subtropical climate and prevailing coastal breezes through creative and responsive design and orientation. Good sub-tropical design practices and solutions can minimise energy use and environmental impacts.

In the RCP subtropical and climatically responsive design character is described as the use of deep verandahs, decks, and eaves and the integration of buildings within landscape planting.

Trees are a valuable urban asset and a key component of the landscape setting within Redlands, contributing to the visual amenity plus providing environmental benefits. These need to be planned and managed alongside other urban infrastructure.

Materials commonly used in vernacular styles are corrugated metal sheeting and timber weatherboards. Many more contemporary designs and residential building forms have incorporated timber and lightweight materials which complement traditional materials.

OUR CLIMATE



The hours of sunlight that can be expected in mid winter are directly related to the orientation of the façade. This diagram shows the optimal orientation for habitable rooms and balconies.

THE TRADITIONAL CHARACTER OF THE REDLANDS

The Design Principles have evolved to guide a contemporary response to the local climate, and promote traditional built form characteristics in the Redlands as displayed in the examples on this page.

Typical traditional characteristics of Redlands streetscape and residential design are:

- Mature street trees
- Buildings orientated to the street
- Dwellings with direct pedestrian access to the street
- Lightweight materials
- Climate responsive design
- Indoor/Outdoor living
- Pitched roof form
- Modulation of facades
- Articulation of entrances and openings.



● Addresses both street frontages ● Multiple roof pitches and varying heights ● Projections and recesses in façade ● Outdoor living – wrap around covered balcony



● First floor projection ● Operable windows maximise natural ventilation and prevailing bay breezes ● Chamfer board wall cladding



● Direct pedestrian access to the street ● Pitched roof with articulated entrance ● Parking under house or behind building frontage ● House set back from road frontage with landscaping/trees contributing to streetscape



● Bull nose roof on verandah ● Timber picket fence ● Light with materials, timber frame and corrugated iron ● Articulated entrance with timber arbour ● Landscape strip along frontage

FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

An appropriate built form for a site should have regard to building alignments, proportions, building type and articulation.

BUILDING ENVELOPES

A building envelope is a three dimensional volume that defines the outermost part of a site that the building can occupy.

Building envelopes set the appropriate scale of future development in terms of bulk and height relative to the streetscape, public and private open spaces, and block sizes in a particular location.

Built form provisions are set out in the RCP. Each of the residential zone codes in the Planning Scheme sets out the related Performance Outcomes and Acceptable Outcomes particularly relating to:

- site cover
- building height
- building setbacks.

In addition, the context and characteristics of each site will influence the building envelope.

The Planning Scheme Policies within the City Plan provide additional information and guidance on local planning matters, including technical standards for Infrastructure Works (PSP2). This includes guidance on Landscaping and Waste Management.

The design policy therefore provides supplementary advice to those City Plan code requirements and Planning Scheme Policies.

THE 7 DESIGN PRINCIPLES

The 7 design principles set out in this Design Policy contain the elements, in particular climatic responsive designs and the creation of attractive streetscapes and liveable and safe environments, which contribute to the Redlands' identity.

The design principles are directly related to Performance Outcomes in the relevant zones in the RCP.

These principles are applicable to all forms of multiple dwellings. Examples are provided for a range of residential lot sizes/configurations and a variety of built forms.

The Design Principles relate to:

1. Street Presence/Built Form/Articulation
2. Solar Penetration
3. Natural Ventilation
4. Open Space
5. Landscaping
6. Access and Parking
7. Servicing.

1 – STREET PRESENCE / BUILT FORM / ARTICULATION

INTRODUCTION

Streetscapes are defined by a combination of public elements (carriageways, kerbs and footpaths) and private elements (street setbacks, fences and building facade). These elements should work together to create attractive streets and public spaces.

The interaction of the private and public spaces adjoining a building at ground level is critical to delivering successful streetscapes.

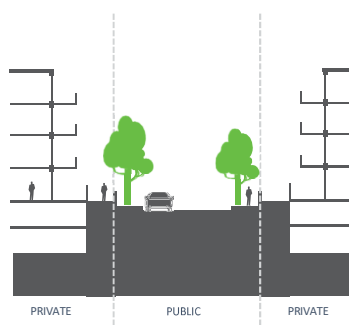
Good building façades provide visual interest along the street while respecting, complementing and adding to the character of the local area.

The roof is an important element in the overall composition and design of a building. Good roof design adds to the positive character of an area as an important part of the skyline, while providing for solar power and screened plant/equipment.

- Break up the appearance of large buildings by incorporating design elements such as a varied roof form, projections and recesses that reflect the existing streetscape rhythm and scale.
- Articulate elements of buildings to complement the character of the street by using similarly proportioned roof forms, doors, windows or verandahs.
- Make entrances visible and obvious from the street or public thoroughfare.
- Give prominence to key corners through a change in articulation, materials or colour, roof expression or changes in height.
- Develop a colour and materials palette to ensure the look and feel of elements such as letter boxes, fences, balustrades, screens and pergolas integrate with the overall appearance of the building.

DESIGN CONSIDERATIONS

- Provide good interaction with streets and public spaces by locating habitable rooms at ground floor level. Upper levels contain terraces and balconies to support passive surveillance.
- Allow for casual surveillance of main pedestrian entrances and communal open space without compromising privacy of dwellings.
- Use a palette of textures, materials, detail and colour that are proportional and arranged in patterns.
- Consider public art or treatments to exterior blank walls.
- Avoid lengths of unarticulated blank walls and monotonous building materials and colour.



Streetscapes are defined by a combination of public elements (carriageways, kerbs, verges and footpaths) and private elements (street setbacks, fences and building facades).



A mixed use building that creates a street presence, with an open aspect which invites access to the commercial floor whilst the residential units have a layered articulation with a palette of materials.



Units address the street with direct pedestrian access which balances openness with privacy.

01 STREET LIFE

For townhouse and low rise multiple dwellings, entrances and gardens should be oriented towards streets and public spaces, preferably with direct pedestrian access.

Balconies should face onto and overlook streets and public spaces. Balconies, and appropriate fence height and transparency, allow passive surveillance of the street and a safer neighbourhood.

The repetition of a simple design can often create a rhythm to the streetscape; however, variation of materials, colours and articulation of external elements can avoid monotony and contribute to the architectural vibrancy of a locality.

Pedestrian and vehicular entrances should be separate. Vehicular access, particularly for servicing, and garages should not dominate the streetscape. Higher density housing forms should ideally be developed with vehicle access to the rear where possible, or at least screened from the street to achieve high quality streetscapes.



Buildings address the street. Entrances at both ground floor and above are clearly visible.



This apartment block contributes to the streetscape with projecting balconies and also provides direct pedestrian access for each of the ground floor units.

02 CORNERS COUNT

Careful attention to the design of key corners can make a significant contribution to the character of area. The colour and design can create a distinct façade for both front and side elevations on a key corner.

The continuity of the simple materials and colour palette, together with the design of townhouses can flow around the corner.

The use of bold design features adds prominence to the corner.

Key corners may extend to street edges, with taller, more vertical facade treatments.



The continuity of the simple materials and colour palette, together with the design of the townhouse flows around the corner.

03 FRONT DOORS AND OPENINGS

Pedestrian entries should be positively reinforced, integrated and transparent. Front entries of buildings should be expressed as feature elements of the building and be obvious without the need for signage. Entrances should have a high degree of passive surveillance and definition.



Front doors addressing the street.

04 FAÇADE DETAILS

Building articulation such as balconies and variation in depth of window reveals provide visual interest to the façade.

Visual interest can be enhanced with a variety of balustrading expressions with solid, glazed, angled, or curved treatments.

Contrasting materials and colours on facades create visual interest, a vertical emphasis and visually reduce the bulk of taller buildings.



Balconies can still add outdoor living space and visual feathering at key corners, with a textured and articulated façade to a west facing elevation.

05 CASUAL SURVEILLANCE

The orientation of living areas and active frontages towards streets and public places increases the level of casual surveillance. This requires a balance between building and landscape design in order to provide adequate levels of privacy while ensuring casual surveillance of public spaces.



Building articulation, casual surveillance and direct entry to the street, all contribute to the streetscape.



Pedestrian entrance with good visibility and definition.

06 ROOFS

Larger buildings should have a distinct roof that:

- breaks down the scale of the building
- relates to the street
- maximises solar access during winter and provides shade during summer.



Articulated roofs throughout the design.

07 FENCING AND WALLS

Front fences and walls along street frontages should use visually permeable materials and treatments.

Where fencing is used, ensure a mixture of building materials should be used which complement the design of the buildings. Vegetation screening and planter boxes can also be incorporated into the design to soften the visual impacts of large fence lines.



Pitched roof form and articulation breaks down the scale of an apartment building.



Railings with landscaping provide transparency to the street; the raised aspect provides an amount of privacy.



Fencing materials allow for casual surveillance whilst also maintaining privacy for residents.

2 – SOLAR PENETRATION

INTRODUCTION

Solar and daylight access reduces reliance on artificial lighting and heating, as well as improving energy efficiency and residential amenity. The aim is to maximise solar access and natural light to habitable rooms, primary windows and private open space.

In South East Queensland, sun entry is desirable from mid-April to mid-October. A moveable shade device might, for example, be used on north-facing openings to exclude sun entry from mid-October to mid-April.

Good solar penetration into a building can reduce the need for artificial lighting. Good orientation and exposure to natural light through the use of glass and windows optimises light while minimising heat load.

The use of light wells, atria and skylights to allow the penetration of natural light to common areas of buildings is important in creating attractive and welcoming spaces, especially where access to natural daylight is restricted or difficult to achieve for privacy or other reasons.

DESIGN CONSIDERATIONS

- Maximise northern aspect dwellings.
- Orientate all habitable room windows, private secluded open space and balconies and courtyards to the north whenever possible.
- Locate living areas to the north and service areas to the south and west where possible.
- Minimise the number of single aspect south facing apartments.
- Consider shallow apartment layouts, two-storey and mezzanine level apartments, which maximise daylight penetration.
- Design common corridors and lift lobbies with natural light.
- Use appropriate building setbacks and separation distances that ensure daylight penetrates all sides of a building.
- Design generous floor to ceiling heights, along with permeable façades that allow natural light to penetrate further into buildings.



Common corridors and stairwell designed to be naturally lit.



North facing balconies and living areas maximise natural light.

01 ORIENTATION

The hours of sunlight that can be expected in mid-winter are directly related to the orientation of the facade. The diagram above, under the sub-tropical design section, shows the optimal orientation for habitable rooms and balconies.

Lot and block layout design should facilitate good housing orientation, optimising solar access to inner courtyards during cooler months and the shading potential during the summer months.



Variation in vertical and horizontal screening.

02 WINDOWS AND ROOFS

Solar access to apartments can be maximised by angling roofs to the north and east. Hoods and overhangs shade walls and windows from the summer sun.

03 LOUVRES AND SCREENS

Screens and louvres are effective elements to assist in sun protection, adjustable screens allow for solar penetration in winter months and block sun during summer months.

Vertical blinds and window hoods are effective for sun management and add aesthetic interest and depth to the facade.



Dwellings with east facing aspects can also benefit from angled roofs, overhanging eaves and screens.



Variation in building depth, hoods, projections and screening provides solar access and effective shading.



This apartment block has a north eastern aspect. The artistic screening provides a distinct identity and gives vertical emphasis to break up the long façade.

3 – NATURAL VENTILATION

INTRODUCTION

Natural ventilation responds to the local climate and reduces the need for mechanical ventilation and air conditioning - increasing energy efficiency, environmental performance and ongoing savings on household energy bills.

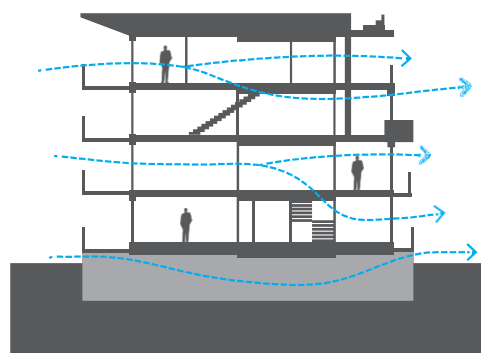
The subtropical climate encourages structures which can be adjusted to suit the weather.

Incorporating operable elements into the building design and layout, such as windows, doors and movable façades and walls, provides occupants greater control over the internal environment while allowing interaction with life and activity on the street.

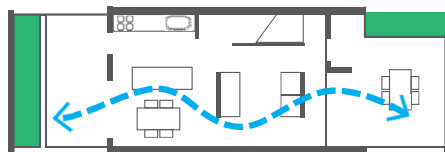
The constant movement of fresh air through buildings and spaces increases indoor health while saving on capital and ongoing costs for mechanically ventilated spaces.

DESIGN CONSTRUCTION

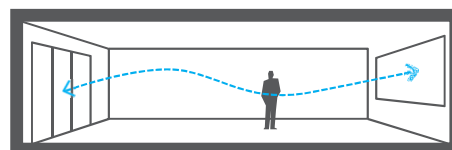
- Habitable rooms with dual orientation are encouraged, to facilitate good cross-ventilation.
- Consider shallow apartment layouts, two storey and mezzanine level apartments.
- Minimise the number of single aspect south facing apartments.
- Design common corridors and lift lobbies with natural light.



Habitable rooms with dual orientation are encouraged to facilitate good cross ventilation.



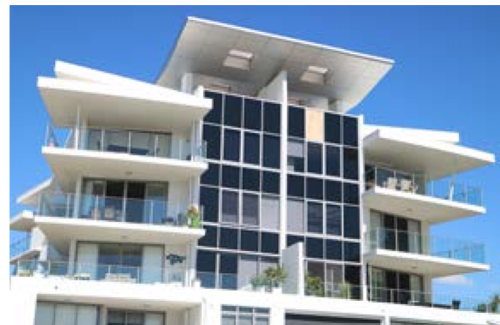
Cross ventilation in a dwelling.



Higher density apartment blocks may have a narrow floor plan to maximise north facing apartments and cross ventilation.

01 CROSS VENTILATION

Habitable rooms with dual orientation are encouraged to facilitate good cross-ventilation. For multiple dwellings, such as apartment blocks, a narrow floor plan can maximise north facing apartments and allow cross ventilation. Dual aspect apartments, with doors and windows that can be opened, maximise natural ventilation.



Dual aspects apartments with doors and windows that can be opened maximise natural ventilation opportunities. Common lift areas have natural light.

02 WINDOWS AND ROOFS

Operable windows and openings in façades, oriented towards cooling breezes providing cross-ventilation, allow the passage of daylight and air while reducing unwanted heat transfer.

The placement of these needs to be considered in the context of building setbacks, privacy and adjoining structures.



Shallow apartment block with narrow floor plan maximises cross ventilation.

03 LOUVRES AND SCREENS

Screens and louvres help layer façades, providing variety and detail. These elements also allow the flow of breezes through buildings. Larger operable elements such as moveable screens, doors and windows operate to control light, air and privacy and allow seamless transition between indoor and outdoor spaces.



Elevated eaves creates shading and captures cooling breeze plus breeze filtered through screens at entrance and circulation points between the dwelling units.

4 – OPEN SPACE

INTRODUCTION

Private open spaces are outdoor spaces, including gardens, courtyards, terraces and balconies. Because of the important indoor-outdoor connections in a sub-tropical climate, the design, orientation and usability of these spaces are critical. Versatile outdoor living space in multi-residential buildings is vital in a sub-tropical climate, as found in South-East Queensland.

Communal open space allows for casual social interaction for larger multiple dwelling developments. It provides opportunities for internal recreation, landscape and visual relief, and for deep planting to help create pleasant micro climates within large development sites. Communal space also provides opportunities to retain larger trees on development sites.

DESIGN CONSIDERATIONS

- All dwelling units which have access at ground level should have ground floor private terraces/garden areas.
- Orientation of private open spaces and balconies should predominately be north or east, in order to improve access to warmth and light during the cooler months.



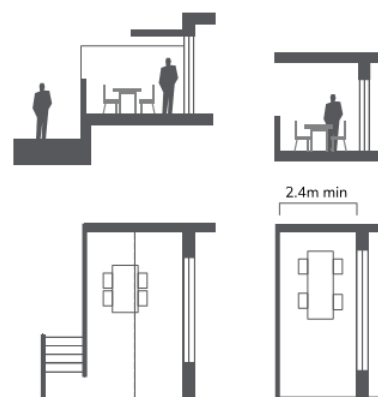
These units benefit from two balconies. The depth of each balcony is sized to suit its function.

- Primary open space and balconies should be oriented with the longer side facing outwards, or be open to the sky to optimise daylight access into adjacent rooms.
- Noisy locations may necessitate different solutions such as enclosed *wintergardens*, balconies with movable walls, bay windows or Juliet balconies.
- Communal open space should be positioned in an accessible location - which can be on roof tops, on podiums or at ground, with passive surveillance. Important design considerations include safety, amenity and durability.

01 PRIVATE SPACE AND BALCONIES

Maximum privacy of internal spaces and outdoor areas is highly desirable. Direct overlooking and overshadowing, particularly in the case of two storey buildings, of neighbouring buildings and their private outdoor spaces can be minimised by considering building layout and location, design of windows and balconies, screening devices and landscaping.

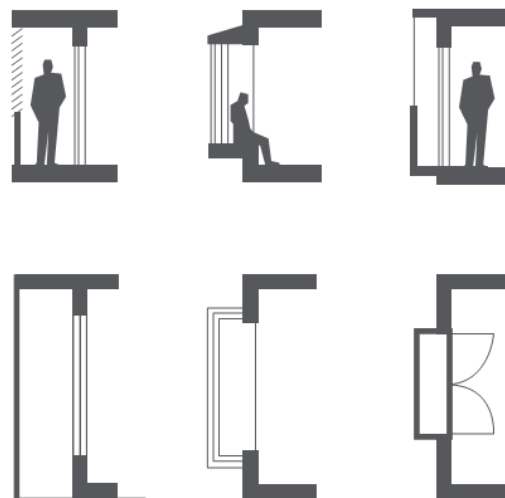
Appropriate building and landscape measures such as sensitive window location and avoidance of verandahs on adjoining dwellings facing each other, use of privacy screens, and shade devices and screen planting should be utilised to improve visual privacy.



At ground floor, private terraces may be appropriate. The depth of balconies should allow for table and seating to be accommodated.

To achieve privacy the following should be considered:

- Staggering windows to avoid direct outlook to neighbours' private open space, bedrooms and living rooms.
- Avoiding decks and balconies of adjoining properties facing each other across side boundaries. If they do overlook, privacy measures such as sliding panels, louvres or battening should be added.
- In dwellings two storeys and above, having sill heights of at least 1.5 metres above floor level or fixed translucent glazing in any part of the window below 1.5 metres.



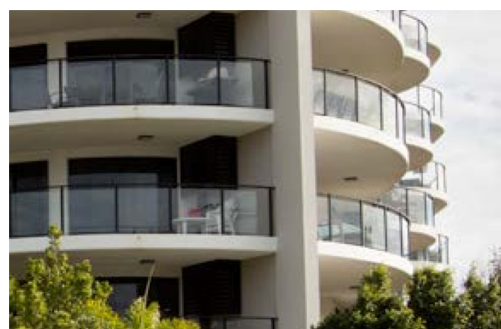
Noisy locations may necessitate different solutions such as enclosed wintergardens, balconies with openable walls, bay windows or Juliet balconies.

Balconies are essential to all multi-storey residential development. As a key expression of the built form, they serve a public function as part of the visual expression of a building. They provide opportunities to articulate the façade, helping break up long lengths of wall planes, and can assist in providing shade to façades to reduce heat load.

Most importantly, balconies create private outdoor space for recreation and enjoyment, plus they provide access to natural light, air, views and landscape features. Balconies also provide opportunity for interaction and surveillance of the street and public spaces, and so provide a public expression of the internal function of buildings.

Balconies can vary in shape and size but they need to be of sufficient depth to be useable.

Air conditioning units and other plant equipment should be located on roofs, in basements, or fully integrated into the building design so as to not detract from private open space.



Balconies enhance the amenity and indoor/outdoor lifestyle of residents. Building articulation such as balconies and deeper window-reveals provide visual interest to the façade.



Balconies provide open living areas, sun and breeze is filtered naturally by street trees.

02 COMMUNAL OPEN SPACE

Facilities should be provided within communal open spaces and common spaces for a range of age groups. These may incorporate some of the following elements:

- seating for individuals or groups
- barbecue areas
- play equipment or play areas
- swimming pools, gyms, tennis courts or common rooms.

Pedestrian connectivity to key locations is essential to achieving integration with the existing urban fabric. Pedestrian routes need to be safe, well lit and with passive surveillance.



Communal open space with good passive surveillance from surrounding dwellings.



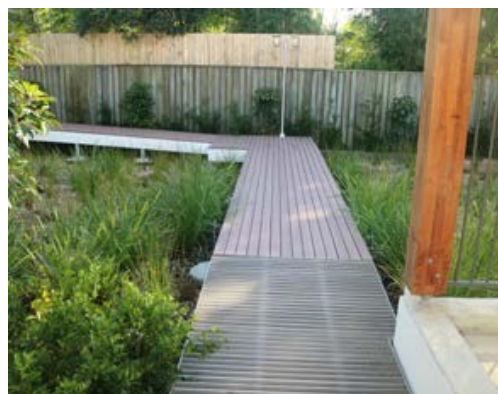
Public open space with facilities in a central and visible position.



Communal open space raised above a drainage area. Whilst this is not central, a well-lit footpath route runs past the barbecue area, which allows for passive surveillance.



Communal open space in a central and visible position.





5 – LANDSCAPING

INTRODUCTION

Landscaping is a key characteristic of Redland City. Appropriate landscaping reinforces the sense of being in a landscape setting.

'Hard landscapes' is a term used to describe the construction materials used, while 'soft landscapes' refer to ecological components such as grass, shrubs and trees. Both hard and soft landscape design contributes to the building setting.

Landscaped gardens can reflect the sub-tropical environment in which the buildings will stand. The South East Queensland sub-tropical environment is home to a vast array of lush foliage and vibrant plant life.

The street interface is critical both in terms of contribution to the landscaping and in providing safe useable areas through 'crime prevention through environmental design (CPTED)' principles.

Further detail is provided in *Planning Scheme Policy 2 Infrastructure Works*.

DESIGN CONSIDERATIONS

- Coordinate the design between professional disciplines to ensure the building design and service locations complement the landscape and public domain.
- Retain existing trees/significant vegetation and incorporate them into the design where possible.
- Design street trees and additional planting of appropriate species to form part of the external interface with the public realm.
- Take advantage of existing site conditions such as changes in level and views in designing landscape areas.
- Allow for establishment of deep rooted trees and mature perimeter planting by providing adequate space between site boundaries and building, car park, basement structure and along common driveways.
- Incorporate landscaping, particularly canopy trees, into the design of developments to provide an outlook, privacy, shade and contribution to character, and positive amenity outcomes.
- Ensure tree species and size respond to orientation.
- Avoid narrow landscaping strips on boundaries which are unable to accommodate significant plants due to their restricted dimensions.
- Consider permeable ground surfaces that allow rainwater to penetrate the soil to support the healthy growth of trees, protect tree root zones, and treat/reduce storm water run-off.
- Co-locate outdoor building services to maximise the opportunity for substantial landscaping.
- Where appropriate, incorporate opportunities for planting on structures in building designs. Design solutions may include green walls or green roofs, particularly where roofs are visible from the public domain.



Varied hard and soft landscaping with mature planting within the site add character and provide shade.



Existing trees retained on frontage contribute to cooler pathways for breezes entering dwellings.

01 EXISTING STREET TREES

Existing street trees are a critical part of the urban landscape character of Redland City. Priority will be given to the retention of these trees. They contribute to the visual amenity, provide shade and can filter cooling breezes.

02 USE NATIVE SPECIES

The preference is to use local native species in landscaping, to also provide habitat and food resources for local fauna species.

03 PLANTING FOR SHADE

Vegetation provides shade, reducing the urban heat island effect and aiding cooling our public spaces. It contributes significant visual amenity and interaction with the natural environment, which has been proven to calm anxiety and contribute to overall health. Large shade trees and landscaping promote cool pathways for breezes entering buildings and contribute to the energy efficiency of buildings especially on western elevations.

04 DEEP PLANTING

Deep planting within the development should be provided at both the front and rear. This assists with privacy and separation of buildings. Semi and underground basements need to be setback from front and rear boundaries to allow the growth of canopy trees overtime.

Similarly, planting adjacent any retaining walls will assist in softening the visual impact of these walls.



Poinciana are a notable part of the character of the Redlands.



Deep planting in front setback assists with shade and cooling environment for the apartments.



Extensive landscaped areas both facing the frontage plus within the site.

6 – ACCESS AND PARKING

INTRODUCTION

Managing the location of car parking is important for a positive impact on streetscape character, pedestrian access and amenity. The location, type and design of vehicle access points can have significant impact on the streetscape, the site layout and the building façade design.

High quality materials should be used for hard surfaces, particularly for main accesses and key spaces, to maximise the lifespan of the materials and minimise maintenance costs. Materials can be used to indicate different functions and activities – for example paving slabs to pedestrian areas and blocks/sets to shared surfaces and carriageways.

- Use varied materials for access roads to punctuate and visually shorten their length.
- Change in surface materials can also act as a traffic calming device.
- Design bicycle storage and visitor car parks to be practical, safe and easily accessible from the main public thoroughfare.
- Ensure visitor parking is legible and identifiable from the vehicular entrance.

DESIGN CONSIDERATIONS

- For apartments, design at grade and semi-basement car parks to be sleeved (hidden) behind ground floor units.
- When designing car parking basement areas, provide adequate ground level site boundary setbacks to allow substantial landscaping such as canopy trees with deeproots.
- Avoid providing hard standing areas (including for visitors) for parking forward of the building line.

01 ACTIVE TRANSPORT

A key way to influence behaviour is to integrate active transport facilities, such as cycle centres and 'end of trip facilities' into the fabric of our towns and its buildings. Their addition contributes to active, healthy lifestyles and can improve occupant productivity - while reducing carbon emissions and traffic congestion.

Bicycle or other personal mobility device parking should be secure and easy to access from common areas, for example near entry/exit points of a site to make it convenient for users.



Shared surface clearly delineated by materials and markings.



Parking integrated into the building design. Varied materials for access road punctuates and visually shortens the length of the access road. Change in materials can act as traffic calming.

02 ACCESS AND DRIVEWAYS

In general access-ways should not visually dominate the form of development.

Access driveways should have limited views by placement of building, staggered road alignment, planting and landscape treatment and varied materials. These elements can also visually shorten the length of the access road.

A change in materials and the use of consistent materials for pedestrian and vehicular spaces can act as a traffic calming device.

For apartments, the impact of vehicle access points can be minimised by locating them on secondary/rear frontages.



Shared access with garages set back beneath housing helps to reduce the footprint of car parking at ground level and visual impact.

03 ONSITE PARKING

For apartments, basement and semi basements are the preferred treatment for car parking areas. These should be contained within the building line to enable deep planting areas to occur in setback areas. Natural ventilation must be provided to basement and sub-basement car parking areas.

Ventilation grills or screening devices for car parking openings should be integrated into the façade and landscape design.



For apartments, the impact of vehicle access points can be minimised by locating them on secondary/rear frontages.



At grade car parking is behind the building line and does not dominate the streetscape.



Staggered building alignment and landscaping reduces the visual impact of the internal road.

7 – SERVICING

INTRODUCTION

Multiple dwellings have intensive servicing requirements (energy, boosters, pumps, waste, water, telecommunications, basement ventilation, etc.). Servicing requirements need to be considered as an integral part of the initial design to produce effective outcomes.

Waste areas and services should be screened to ensure they do not dominate the streetscape. Common waste collection facilities should be located in areas easily accessible by both residents and municipal waste collection vehicles. Storage areas can be co-located in garages, allocated car parking areas or incorporated into the building design.

Early liaison with RedWaste will assist in achieving site-specific solutions for waste collection in order to limit the need for HRV's to enter the site. Service and vehicle entries are best located off secondary side streets.

For larger developments where a waste collection vehicle needs to access internal streets or basement car parking, use the smallest waste vehicle possible to reduce heights and space required for turning paths.

Further detail on waste collection is provided in *Planning Scheme Policy 2 Infrastructure Works*.

DESIGN CONSIDERATIONS

- Screen waste collection, loading and servicing areas.
- For larger developments, where a waste collection vehicle needs to access internal streets or basement car parking, design for the smallest waste vehicle possible, to reduce heights and space required for turning paths.
- Minimise visual impact of services, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks.
- Integrate lift wells and other building services into the overall design.
- Design services and plant to be easily accessible for maintenance but to blend in with the overall design.

01 REFUSE STORAGE

Waste storage and services should be screened with similar or complementary materials to the overall design.

Storage areas should be well ventilated. Their design and location should be visually consistent with the finishes and materials of the rest of the development.

Screened enclosures are preferably not within the front building setback



Waste storage and services are screened and use similar materials to the fencing to help blend with overall design.



Services and plant discreetly housed near mail boxes.



Services and plant need to be easily accessible for maintenance but can be designed to blend in with overall design and simple palette



The service boxes visually blend with the colour palette and the landscaping will mature to soften the appearance of the services.



Plant and services screened but still allows for easy access for maintenance and inspection. Services screened to blend in with overall design and simple palette of colours of building.



Service boxes integrated into the colour palette of the scheme.



Multiple services screened within the design.



Refuse storage located within the site and with screening and good ventilation.

TYOLOGIES

EXAMPLES OF SITE SOLUTIONS

The following are examples of site configurations for multiple dwellings within Redland City Council.

These examples provide illustrations of how elements from the Design Principles can be incorporated to address the particular constraints that each format of site commonly raises. These are not intended as templates for each configuration as each site should respond to its context.

1. MULTIPLE DWELLINGS ON A NARROW LOT – LOT SIZE 20m x >50m (MDR ZONE)

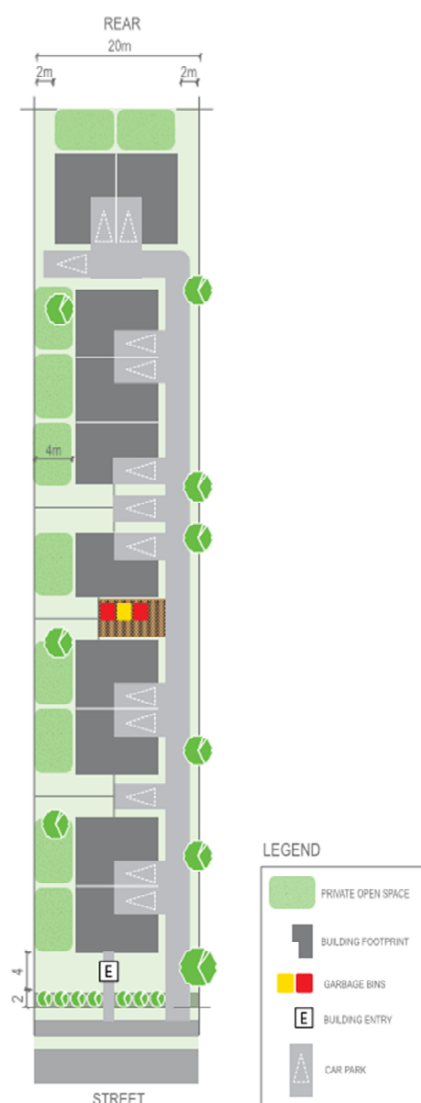


Figure 1: The access road has been positioned to the west of the buildings so that the private side alfresco/courtyards and living spaces for the units can benefit from natural light and ventilation from the north and east.



Figure 2: Building façade articulation, varied skillion roof form and mixed material fencing provide interest to the street. The complementary material and colour palette of the built structures are softened by vegetated landscaping. The street interface could be improved by lower fencing, or increased transparency in the fencing.



Figure 3: Landscape scheme softens the appearance of the gun barrel access plus the placement of the end units act as a visual stop point.

2. MULTIPLE DWELLINGS ON LOT SIZE 40m x 40m (MDR ZONE)

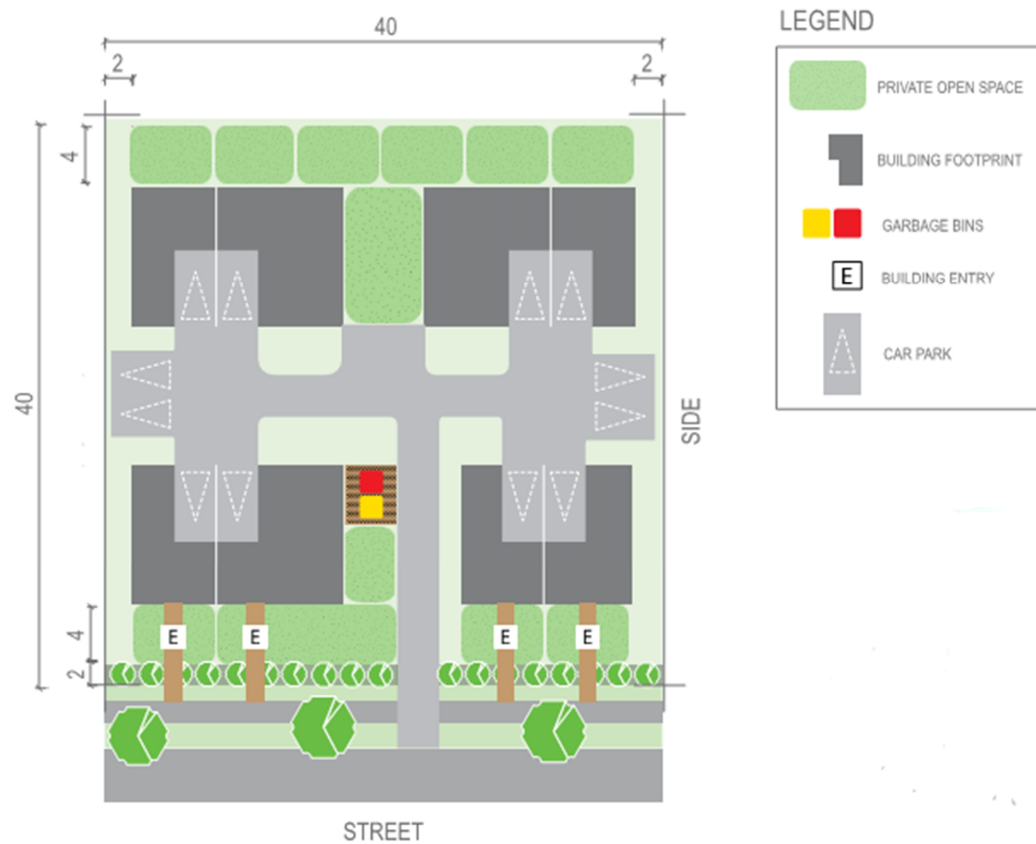


Figure 4: Varied depth of façade and articulation of roof line together with the cohesive palette of brick, render and light weight cladding creates an interesting streetscape.



Figure 5: Each frontage unit has direct pedestrian access to the street. Combination of timber fencing and metal railing allows for privacy to courtyards plus transparency for access.



Figure 6: Parking, bin storage and services are discretely located behind the building to improve the visual appearance of the development from the street.

3. LARGER MULTIPLE DWELLING DEVELOPMENT (20 UNITS) WITH COMMUNAL OPEN SPACE AREA (LMDR ZONE)



Figure 8: Entrance to site has a strong landscape setting. The varied paving materials throughout the site define the shared surface and encourage a low speed traffic environment.



Figure 7: The site is arranged in a rectangular format, the house patterns display a variety of projections and articulation, and the garages are generally recessed so as not to dominate the street.

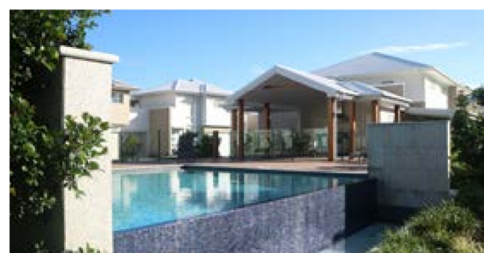


Figure 9: Communal open space offers privacy but also benefits from passive surveillance. There are three areas of communal space in this development to cater for differing settings.

4. MULTIPLE DWELLINGS – MID RISE APARTMENT BLOCK SIX-STOREYS (MDR ZONE)

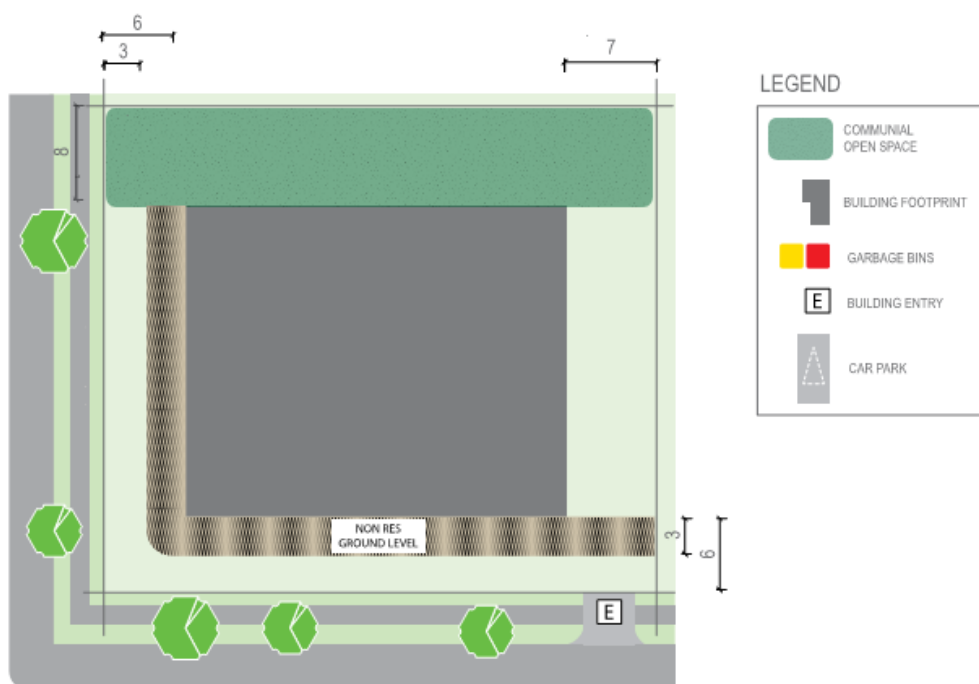


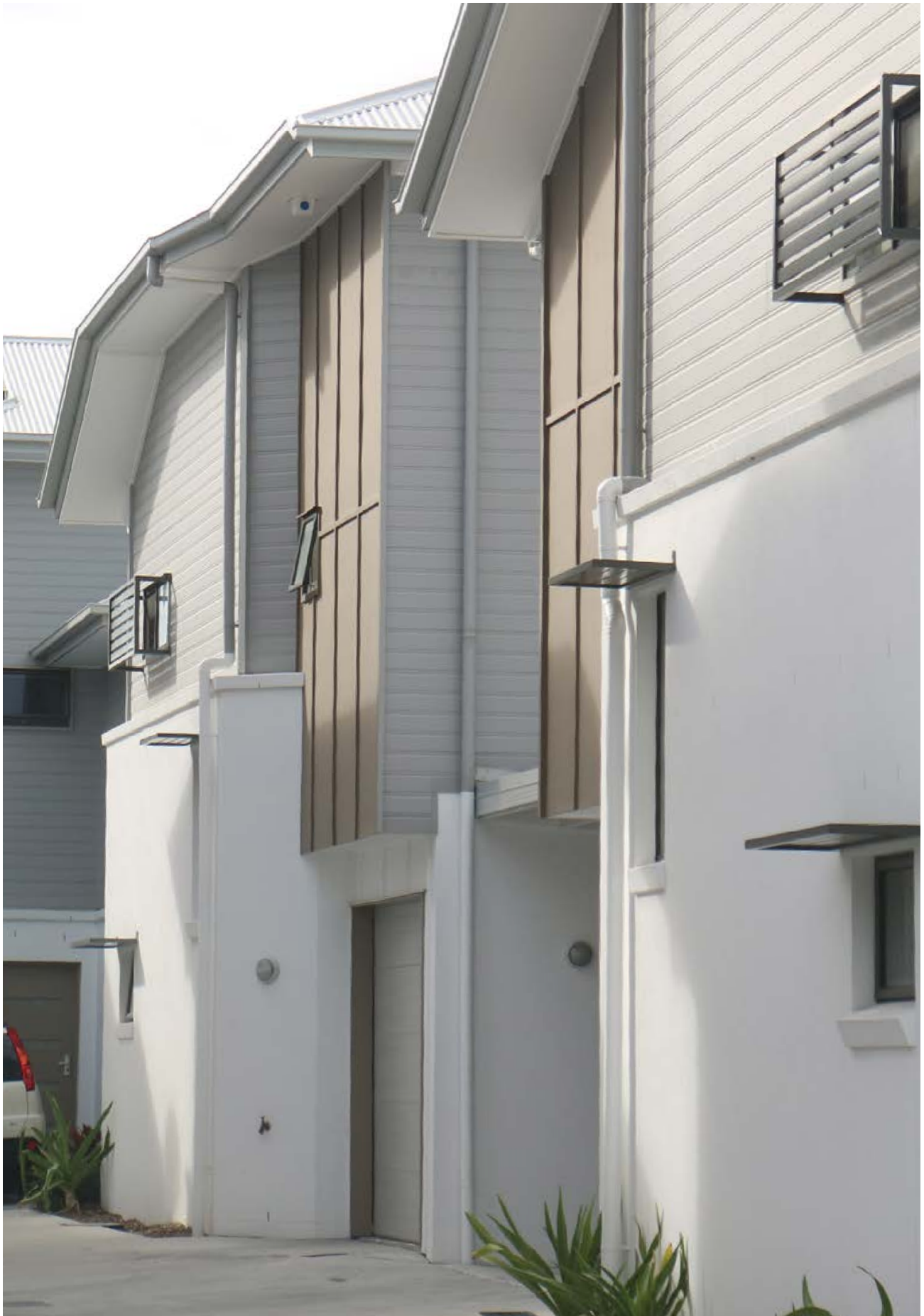
Figure 10: Design includes lattice operable screens, prominent vertical columns, composite timber cladding to the walls and exposed eaves. All units have private open space that achieves natural light. Each unit has dual aspect to promote cross ventilation.



Figure 12: Both the ground floor residential and commercial spaces activate the streetscape. The frontages are articulated and the variation of materials, colour and textures create an attractive façade.



Figure 11: Vehicular access is provided off the secondary road frontage. Car parking is mostly within the basement, with visitor parking in undercroft. Services are screened and incorporated into the overall design.



REFERENCES AND RESOURCES

Council of Mayors (SEQ) Revision 2 – May 2012,
Model Planning Scheme code, Queensland

Council of Mayors (SEQ) 2011, Next Generation
Planning, Queensland

CONTACT US

Council's City Planning and Assessment team is
here to help you.

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PO Box 21, Cleveland QLD 4163

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Fax: 07 3829 8765
Email: rcc@redland.qld.gov.au

Information on applying for planning and building
permits, including checklists and forms, is
available at www.redland.qld.gov.au

DISCLAIMER

1. This policy has been prepared to help improve the quality, design and sustainability of residential development.
2. The examples/illustrations used in this brochure are sourced from inside and outside of the Redland City Council municipal area for the purpose of illustration only.
3. A development application copying or recreating any design from the examples/illustrations in this brochure does not guarantee approval of the application. Each proposal is assessed on an individual basis.



The Hon Jarrod Bleijie MP
Deputy Premier
Minister for State Development,
Infrastructure and Planning
Minister for Industrial Relations

**DELIVERING
FOR QUEENSLAND**



**Queensland
Government**

Our ref: MC22/262
Your ref: A6426173

6 AUG 2025

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Mayor Jos Mitchell
Redland City Council
Jos.Mitchell@redland.qld.gov.au

Dear Mayor Mitchell

I refer to the letter of 28 January 2022 from the Redland City Council (the Council) requesting approval to adopt the proposed Major Amendment 04/20 – Medium density residential zone code review (the proposed amendment) to the *Redland City Plan 2018*.

I understand that this amendment package was indefinitely paused when the former Labor Government rode roughshod over the Council and assumed control of planning in the Redlands to develop the Redland Housing Strategy. As part of the Crisafulli Government's commitment to reset the planning partnership with Local Government, we have progressed this planning amendment for the Council.

I am pleased to advise that in accordance with chapter 2, part 4, section 21.5 of the Minister's Guidelines and Rules, I am satisfied the proposed amendment meets all relevant statutory requirements. Accordingly, the Council may now adopt the proposed amendment subject to two Ministerial conditions enclosed to this correspondence as agreed by the Council.

If you require any further information regarding this matter, please contact my Chief of Staff, Nr Nathan Ruhle, by email at deputy.premier@ministerial.qld.gov.au or by telephone on (07) 3719 7100.

Yours sincerely

JARROD BLEIJIE MP
DEPUTY PREMIER

Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations

Enc

Ministerial conditions

Pursuant to section 20 of the *Planning Act 2016*

Pursuant to section 20 under the *Planning Act 2016* (Planning Act), I hereby advise the Redland City Council (the Council) of my decision that:

1. The Council may proceed to adopt the proposed Major Amendment 04/20 - Medium density residential zone code review (the proposed amendment) to the *Redland City Plan 2018*, subject to the following two conditions.

CONDITION			
State Planning Policy 2017 (SPP) – Guiding principles			
To ensure benchmarks are written using clear and concise language to describe the development outcomes that are sought.			
1. Amend the following provisions to allow building storeys and building height to be independent benchmarks:			
(a) Table 5.4.3-Medium density residential zone			
“If building storeys and or height does not exceed that detailed in Table 5.4.4 Maximum building storeys and height...”			
(b) Table 5.4.4-Maximum building storeys and height			
Area		Maximum Building Storeys and Height (m)	Maximum Building Height (m)
MDR1	Parkland living, Capalaba	6 storeys and 22m	22m
MDR3	Shore Street East, Cleveland		
MDR2	Mount Cotton Road, Capalaba	6 storeys and 19m	19m
MDR4	Cleveland Esplanade, Redland Bay		
MDR5			
MDR7	Eprapah Creek, South East Thornlands	6 storeys and 16m	16m
MDR8	Kinross and Boundary Road	2 storeys and 8.5m	8.5m
Elsewhere in the zone (including MDR6 South East Thornlands and MDR9 Kinross Road)		3 storeys and 13m	13m
(c) AO10.1 in Table 6.2.3.3.1-Benchmarks for assessable development			
Building height does not exceed the maximum number of storeys and or height set out in Table 6.2.3.3.2 Maximum building storeys and height.			

Ministerial Conditions – Major Amendment 04/20 – Medium density residential zone code review – Redland City Council

Page 1 of 3

(d) Table 6.2.3.3.2-Maximum building storeys and height.

Area		Maximum Building Storeys and Height (m)	Maximum Building Height (m)
MDR1	Parkland living, Capalaba	6 storeys and 22m	22m
MDR3	Shore Street East, Cleveland		
MDR2	Mount Cotton Road, Capalaba	6 storeys and 19m	19m
MDR4	Cleveland Esplanade,		
MDR5	Redland Bay		
MDR7	Eprapah Creek, South East Thornlands	6 storeys and 16m	16m
MDR8	Kinross and Boundary Road	2 storeys and 8.5m	8.5m
Elsewhere in the zone (including MDR6 South East Thornlands and MDR9 Kinross Road)		3 storeys and 13m	13m
Where development is proposed at two storeys and is not located in a precinct. Note: this maximum building height of 8.5m only applies to development proposed at 2 storeys where the maximum number of storeys supported is 3 storeys.		8.5m	8.5m

Please note: Bold identifies the additional wording required and strikethrough identifies the wording to be removed. This annotation is for information purposes only.

2. Amend the following assessment benchmarks to clarify that private open space is only orientated to the street for the dwelling units that address the street frontage:

- (a) AO5.1 in the Medium density residential zone code, AO4.1 in the Low-medium density residential zone code and AO6.1 in the Tourist accommodation zone code:

For a ground floor dwelling, ~~ground floor~~ private open space is designed and located to:

- (1) be orientated to the street, **where adjoining a street frontage** for an apartment development..."

- (b) AO5.2 in the Medium density residential zone code, AO4.2 in the Low-medium density residential zone code and AO6.2 in the Tourist accommodation zone code:

For dwellings above ground level, private balconies are designed and located to:
(1) be orientated to the street, **where adjoining a street frontage...**

Please note: Bold identifies the additional wording required and strikethrough identifies the wording to be removed. This annotation is for information purposes only.

Dated this 6th day of August 2025



JARROD BLEIJIE MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations



04/20 – Major Amendment
Medium Density Residential Code Review

Part 1: Medium Density Residential Zone Code

Adoption Version

Prepared by Redland City Council

September 2025



Note

- Yellow highlight denotes an addition or amended section.
- ~~Strikeout~~ denotes a deletion.

6.2.3 Medium density residential zone code**6.2.3.1 Application**

This code applies to development:

- (1) within the medium density residential zone as identified on the zoning maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the medium density residential zone code by the tables of assessment in Part 5 (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.

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 multiple dwelling types.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the medium density residential zone consists predominantly of townhouses and apartments. Short term accommodation, retirement and residential care facilities may also be established;
 - (b) non-residential uses which provide a community service function or a local service such as a café, are only established where they are small scale, primarily serve the needs of the immediate locality, do not significantly detract from residential amenity, do not compromise the role of any centre and are provided as part of a mixed use development with residential, retirement or tourist accommodation;
 - (c) reconfiguration does not reduce lot sizes below 800m², unless the resultant lots are of a sufficient size to accommodate well-designed development and all required design elements (e.g. articulation of building elements, landscaping, deep planting and open space) or where a townhouse development has been designed to facilitate freehold titling;

Editor's note – small medium density residential zoned sites may need to be amalgamated or packaged into larger sites to facilitate well-designed, integrated and efficient multiple dwelling design outcomes.

- (d) individual apartment development provides a range of dwelling sizes in terms of the number of bedrooms to cater for a range of different households;
- (e) home-based businesses are undertaken where they do not detract from the residential amenity of the area;
- (f) development is generally two to three storeys in height, unless otherwise intended in a particular precinct;
- (g) buildings are set back from property boundaries to maintain an attractive streetscape character, protect the privacy and amenity of adjoining residences, provide for natural light and air circulation and provide for landscaping, including deep planting areas;
- (h) development incorporates architectural styles and elements that reduce bulk and enhance the visual impact of the built form;
- (i) development achieves a well-designed, architecturally interesting built form through a mix of articulation of building elements, roof forms, screening, textures, materials and colours;
- (j) development makes a positive contribution to the streetscape and character of the locality and strengthens site features, such as views, heritage or significant trees;
- (k) development provides high-quality private and communal open spaces for residents that enhance liveability and meet recreational needs;

- (l) development provides car parking that is integrated into the site and building and does not negatively impact on the site or adjoining sites or the quality and amenity of the streetscape;
- (m) development retains (except where not practicable) or establishes significant trees in deep planting areas and avoids alteration to natural drainage lines; and

Note – the retention of significant trees is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.

- (n) 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.

- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular medium density residential precincts:
- (a) Precinct MDR1: parkland living, Capalaba:
 - (i) buildings are orientated towards Capalaba Regional Park and encourage surveillance, access and views towards the park;
 - (ii) building height reinforces the role and vibrancy of Capalaba as a principal centre;
 - (iii) paths and landscape elements connect to the east-west pedestrian spine through Capalaba principal centre through to Capalaba Regional Park; and
 - (iv) development reinforces a low speed traffic environment within the precinct and extensive on-street car parking.



Figure 6.2.3.2.1—Precinct MDR1: parkland living, Capalaba

- (b) Precinct MDR2: Mount Cotton Road, Capalaba:
- (i) building height provides a transition in height between the principal centre and the surrounding residential environment, to minimise potential impacts of overshadowing and loss of privacy on adjoining sites.

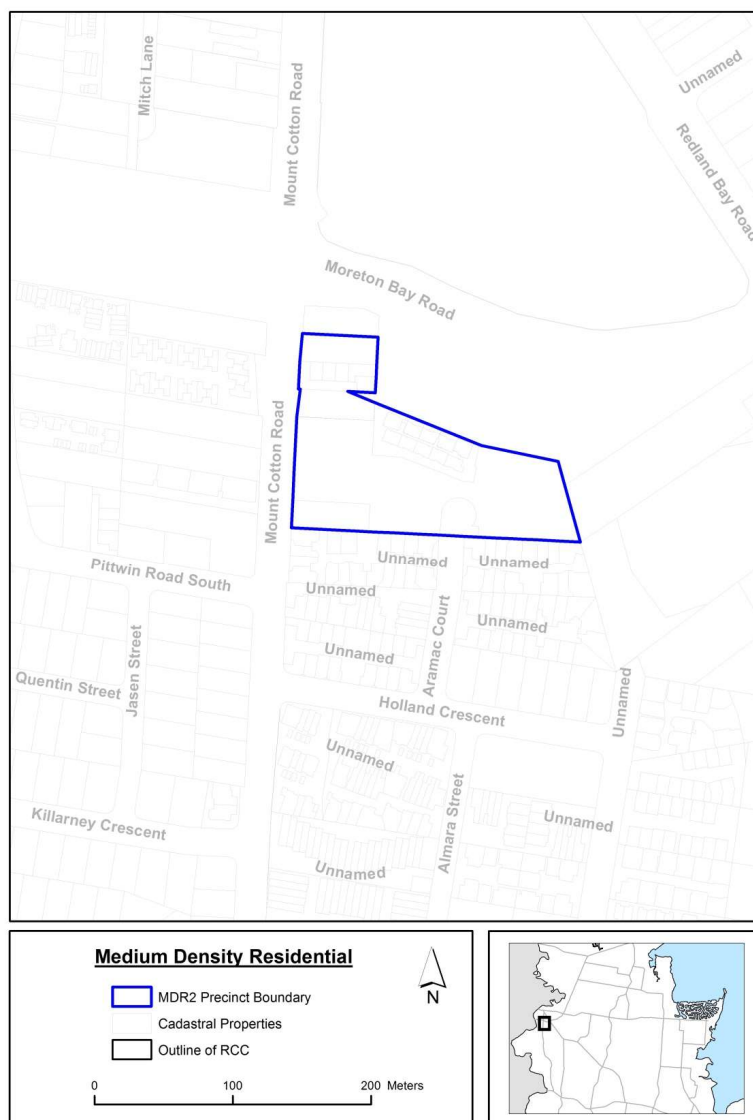


Figure 6.2.3.2.2—Precinct MDR2: Mount Cotton Road, Capalaba

- (c) Precinct MDR3: Shore Street East, Cleveland:
- (i) a slightly higher built form creates a focal point between Cleveland principal centre and Toondah Harbour; and
 - (ii) new development consolidates underutilised sites.

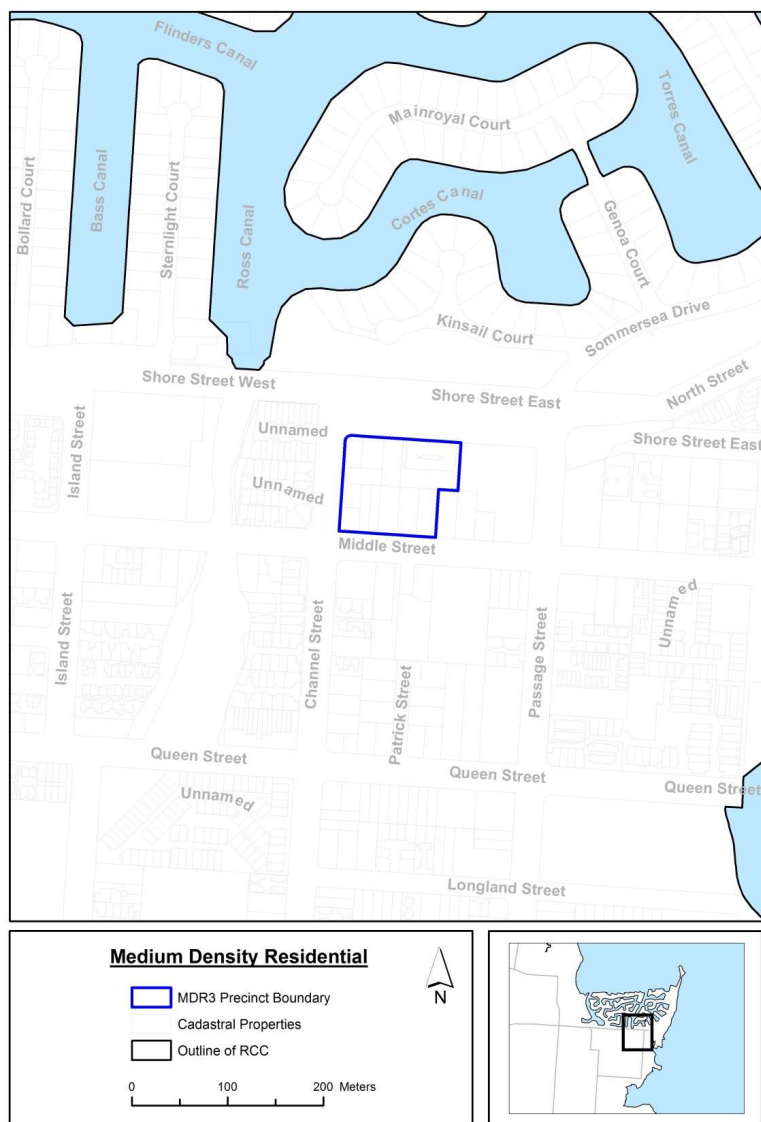


Figure 6.2.3.2.3—Precinct MDR3: Shore Street East, Cleveland

- (d) Precinct MDR4: Cleveland:
- (i) development assists in providing connections between Cleveland principal centre and the surrounding area;
 - (ii) building height reinforces the role and vibrancy of Cleveland as a principal centre and the connection between the centre and Toondah Harbour; and
 - (iii) new development consolidates underutilised sites.

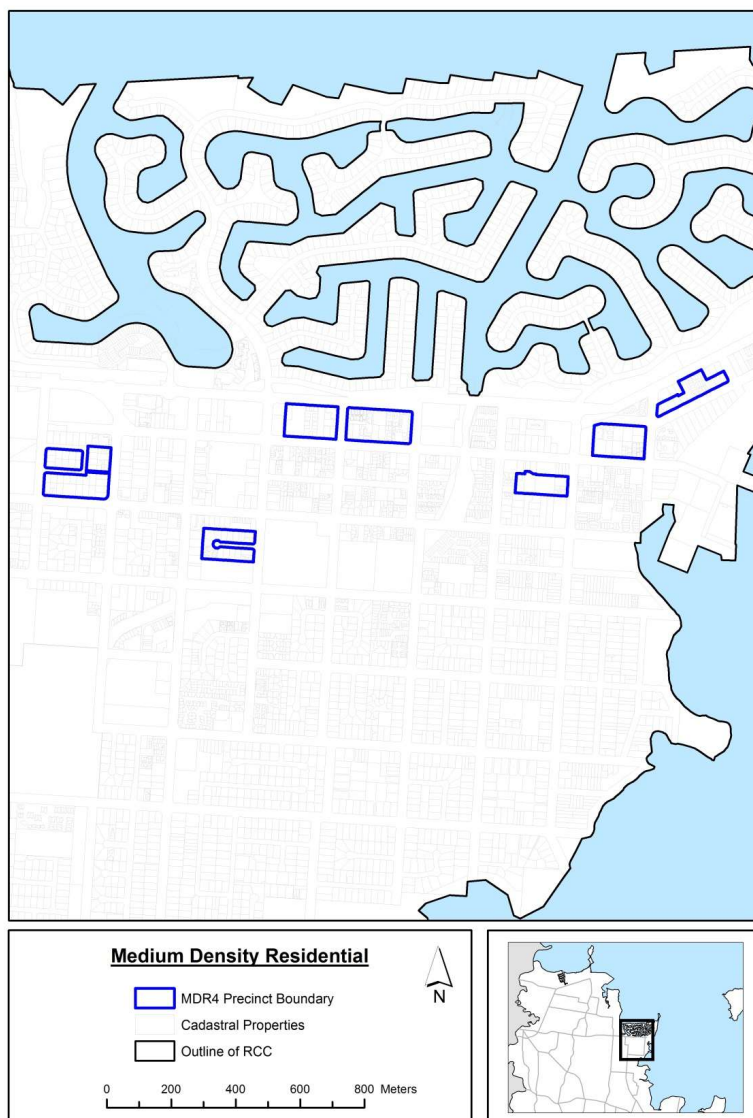


Figure 6.2.3.2.4—Precinct MDR4: Cleveland

- (e) Precinct MDR5: Esplanade, Redland Bay:
 - (i) development provides for a slightly higher built form which optimises the amenity provided by the bay-side location.



Figure 6.2.3.2.5—Precinct MDR5: Esplanade, Redland Bay

- (f) Precinct MDR6: South East Thornlands:
- (i) urban development provides for a mix of affordable housing types;
 - (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles; and
 - (iii) interim development does not compromise or constrain the potential for well designed future urban communities.

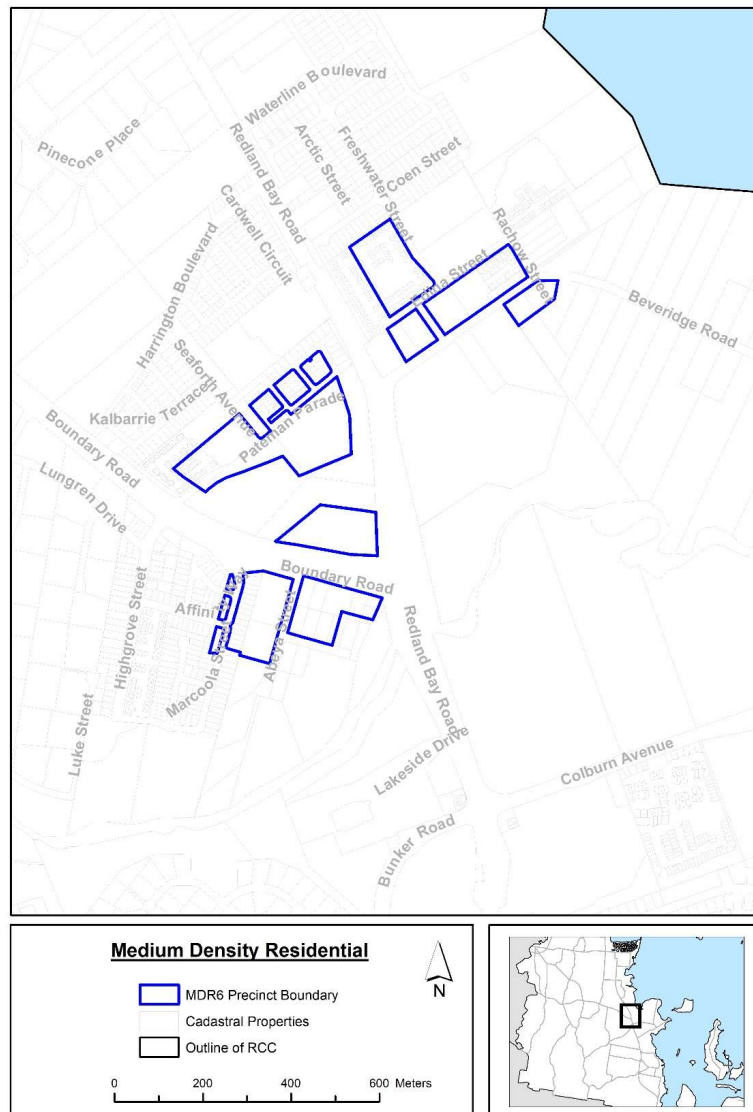


Figure 6.2.3.2.6—Precinct MDR6: South East Thornlands

- (g) Precinct MDR7: Eprapah Creek, South East Thornlands:
- (i) urban development provides for a mix of affordable housing types;

- (ii) development along Erapah Creek provides for a slightly higher built form which optimises the amenity provided by the creek-side open space;
- (iii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles; and
- (iv) interim development does not compromise or constrain the potential for well designed future urban communities.

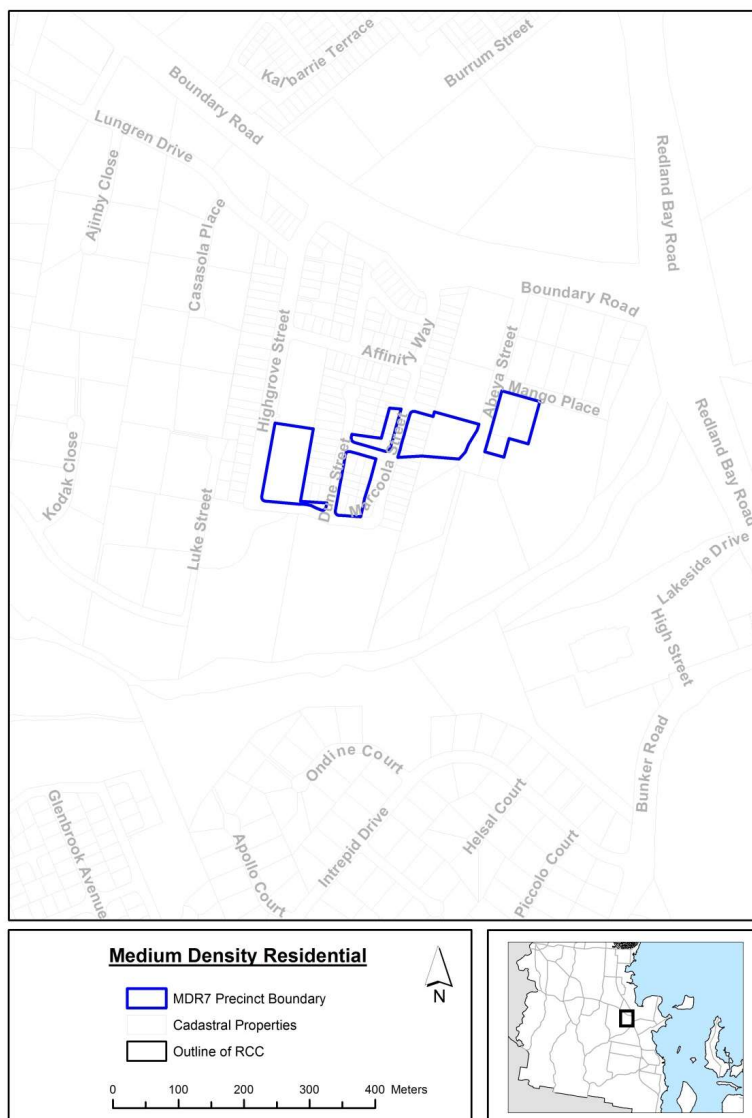


Figure 6.2.3.2.7—Precinct MDR7: Erapah Creek, South East Thornlands

- (h) Precinct MDR8: Kinross Road and Boundary Road and precinct MDR9: Kinross Road:
 - (i) urban development provides for a mix of housing types and achieves a minimum net residential density of 44 dwellings per hectare;
 - (ii) development provides for a high level of accessibility to nearby local centres and community facilities;
 - (iii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (iv) development on land fronting Boundary Road and Panorama Drive is designed to:
 - (A) rely on access from the internal street network with no access from Boundary Road and Panorama Drive; and
 - (B) facilitate landscaping and acoustic treatment of Boundary Road and Panorama Drive;
 - (v) development maintains significant habitat linkages and assists in the safe movement of koalas;
- Editor's note—Applicants should be aware that the provisions of the *Planning Regulation 2017*, Schedules 10 (part 10) and 11 also apply to development in this area.
- (vi) development does not compromise or constrain the potential for well designed future urban communities;
 - (vii) building height in precinct MDR8 Kinross Road and Boundary Road is compatible with that of surrounding residences.

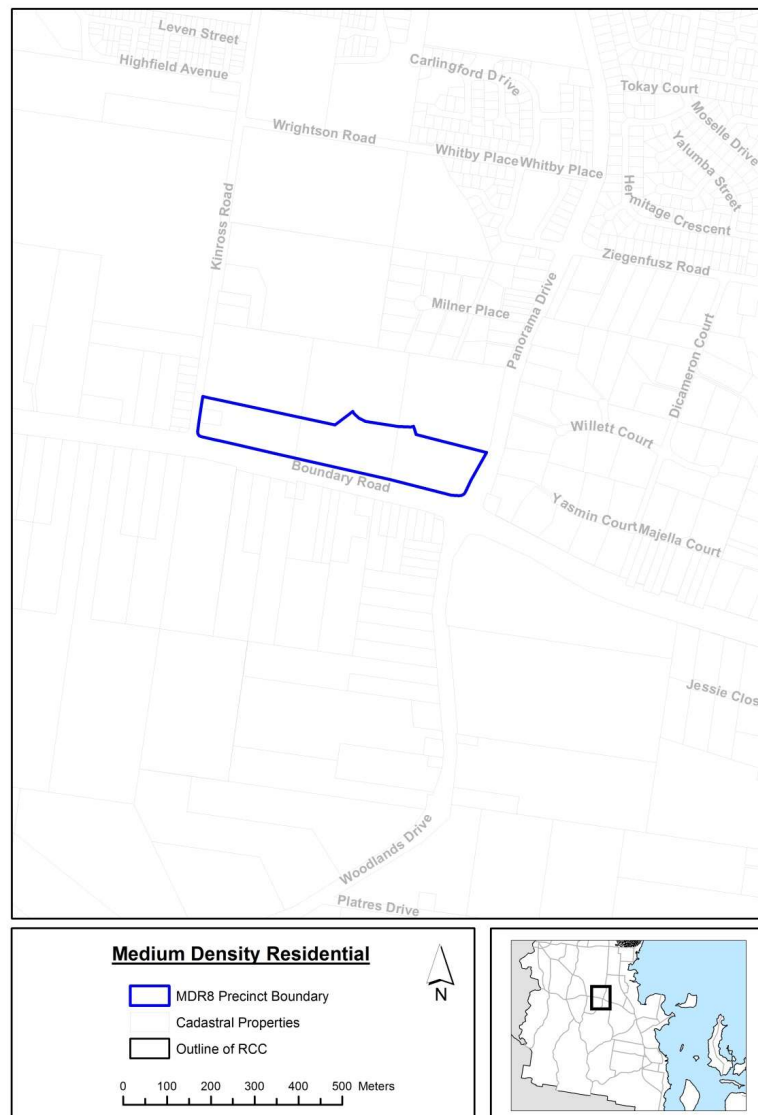


Figure 6.2.3.2.8—Precinct MDR8: Kinross Road and Boundary Road

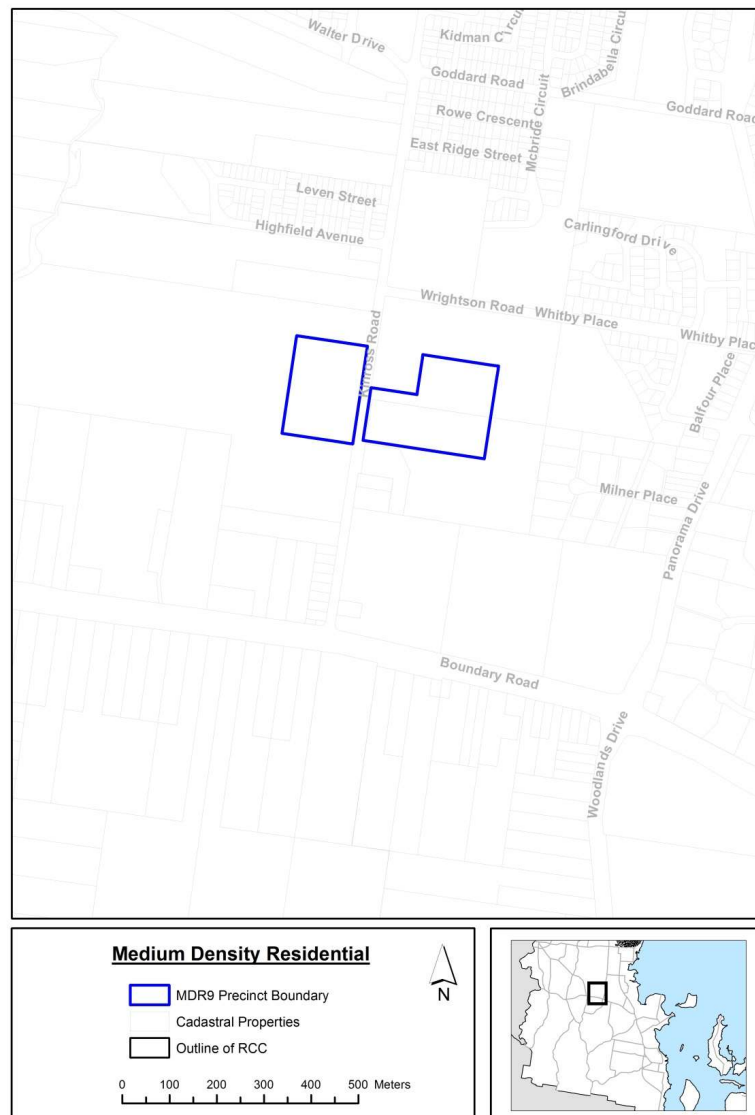


Figure 6.2.3.2.9—Precinct MDR9: Kinross Road

6.2.3.3 Medium density residential zone code – Specific benchmarks for assessment

Table 6.2.3.3.1—Benchmarks for assessable development


Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Good residential design promotes the efficient use of a lot, an acceptable amenity to residents, and facilitates off street parking.	AO1.1 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 Note – Planning Scheme Policy 7 Multiple Dwelling Design Guide provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme.	
Non residential uses	
PO2 Non-residential uses occur only where they: <ol style="list-style-type: none"> (1) are for a food and drink outlet, community care centre or community use; (2) are designed to be compatible with residential activities as part of a mixed use development; (3) do not unduly detract from internal or local residential amenity; (4) are small scale and primarily serve the immediate community; and (5) do not impact on the function of any nearby centre. 	No acceptable outcome is nominated.
Short term accommodation	
PO3 Short term accommodation is located and designed to minimise conflicts with permanent residential development.	No acceptable outcome is nominated.
All residential development – communal and private open space	
PO4	AO4.1

Performance outcomes	Acceptable outcomes
<p>Development involving an apartment development with 10 or more dwellings or a townhouse development with 20 or more dwellings provides sufficient communal open space that:</p> <ol style="list-style-type: none"> (1) is readily accessible, usable and safe; (2) provides flexible spaces and recreation facilities suitable for a range of activities; (3) is landscaped to provide shade, creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas; (4) provides opportunity for casual social interaction; (5) is designed and located to minimise impacts on the amenity of residents of the development and neighbouring properties; (6) is co-located with but separate from deep planting areas (except where not practicable); and (7) minimises impervious ground level areas to improve on-site stormwater filtration. 	<p>Communal open space is provided, where development involves:</p> <ol style="list-style-type: none"> (1) an apartment development with 10 or more dwellings; <ol style="list-style-type: none"> (a) at a minimum rate of 15% of the site area or 100m² (whichever is greater) as communal open space; (b) has with a minimum dimension of 5m; and (c) communal open space can be provided at ground level, on rooftops, on podiums, by indoor recreational facilities, or a combination of these; and (2) a townhouse with 20 or more dwellings; <ol style="list-style-type: none"> (a) provides at a minimum rate of 5% of the site area or 50m² (whichever is greater) as communal open space; and (b) has a with a minimum dimension of 5m. <p>AO4.2</p> <p>A communal open space area is designed to:</p> <ol style="list-style-type: none"> (1) be centrally located to be readily accessible for residents via pedestrian pathways; (2) be co-located with deep planting areas where practicable; (3) ensure that 50% of the principal usable area receives a minimum of two hours of direct sunlight between 9am and 3pm on 21 June; (4) be clearly distinguished from any private open space ; (5) be well lit and subject to passive surveillance; (6) provide a range of recreational facilities including, for example; <ol style="list-style-type: none"> (a) seating for individuals or groups; (b) barbeque areas; (c) play equipment or play areas; and (d) swimming pool, gyms, tennis court, common room or communal gardens; (7) provide a minimum of 15% planted or grassed landscaping, including a planted area with a minimum width of 1.5m where adjoining a neighbouring property; (8) ensure a minimum of 15% of the area is shaded by trees; (9) have a finished surface level with a gradient less than 5 percent; (10) have hard and soft landscape treatments; and

Performance outcomes	Acceptable outcomes
	<p>(11) be clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage storage.</p> <p>Editor's note: landscaping provided in communal open space is separate from deep planting areas.</p>
<p>PO5</p> <p>Development provides private open space that:</p> <ol style="list-style-type: none"> (1) is useable in size and shape to meet the needs of a diversity of potential residents; (2) is functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) is clearly identified as private open space; (4) provides a high level of privacy for residents and neighbours; and (5) is located and designed to enhance the liveability of residents. 	<p>AO5.1</p> <p>For a ground floor dwelling, ground floor private open space is designed and located to:</p> <ol style="list-style-type: none"> (1) be orientated to the street, where adjoining a street frontage for an apartment development; (2) predominately face north, east or west, except where orientated to the street; (3) provide a minimum area of 16m² if a dwelling in a residential care facility; or (4) provide a minimum area of 25m² for all other dwellings; <p>with:</p> <ol style="list-style-type: none"> a. a minimum dimension of 4m and clear of any utilities such as gas, clothes drying facilities, water tanks or air-conditioning units; b. direct access from living or common areas to extend the living space; c. screening or fencing to clearly identify the area as private open space; d. a high level of privacy for residents and neighbours; and e. a high level of acoustic amenity.

Performance outcomes	Acceptable outcomes
	<p>AO5.2</p> <p>For dwellings above ground level, private balconies are designed and located to:</p> <ol style="list-style-type: none"> (1) be orientated to the street, where adjoining a street frontage; (2) predominately face north, east or west, except where orientated to the street; (3) be orientated with the longer side facing outwards, or open to the sky, to optimise daylight access into adjacent rooms; (4) provide a minimum of 10m² if a dwelling in a residential care facility; or (5) for all other dwellings: <ol style="list-style-type: none"> (a) a minimum area of 10m² for a 1 bedroom unit; or (b) a minimum area of 16m² for a two or more bedroom unit; <p>with:</p> <ol style="list-style-type: none"> a. a minimum dimension of 3m and clear of any air conditioning unit or drying space; b. direct access from living or common areas to extend living areas; and c. a high level of privacy for residents and neighbours.
	<p>AO5.3</p> <p>Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.</p>
Apartment diversity	
<p>PO6</p> <p>Development for an apartment development involving 5 or more dwellings provides a mix of dwelling sizes, in terms of the number of bedrooms, to accommodate a range of household types.</p>	<p>No acceptable solution nominated.</p>
Built form	
<p>PO7</p> <p>Development occurs on a site that has an area and street frontage width that is sufficient to:</p> <ol style="list-style-type: none"> (1) accommodate the scale and form of well-designed and articulated multiple dwelling building; (2) allow buildings to be oriented to the street; (3) provide for communal and private open spaces at ground level; 	<p>AO7.1</p> <p>A development site has a minimum site area and street frontage width of:</p> <ol style="list-style-type: none"> (1) site area of 800m² and a street frontage width of 20m for a building 3 storeys or less in height; or (2) site area of 1,000m² and a street frontage width of 20m for a building 4 storeys or greater in height.

Performance outcomes	Acceptable outcomes
<p>(4) provide safe and convenient vehicle access to the site;</p> <p>(5) accommodate on-site parking for residents and visitors, and waste and delivery vehicles manoeuvring;</p> <p>(6) deliver substantial landscaping including deep planting areas to retain or establish significant trees; and</p> <p>(7) provide adequate building setbacks to adjoining properties to maintain residential amenity and privacy.</p>	
<p>PO8</p> <p>Development provides for interaction with the street and public spaces by:</p> <p>(1) providing non-residential uses, like a food and drink outlet, at ground level with direct and safe pedestrian access; or</p> <p>(2) providing dwellings or habitable rooms at ground level; and</p> <p>(3) ensuring ground level dwellings or habitable rooms adjoining a street or public space have direct and safe pedestrian access to the street or public space wherever possible.</p>	<p>No acceptable solution nominated.</p> <p>Figure 6.2.3.3.6 illustrates.</p>
<p>PO9</p> <p>Site cover:</p> <p>(1) is consistent with the intended medium density character of the area and immediate streetscape;</p> <p>(2) mitigates the bulk and scale of development;</p> <p>(3) provides natural light, sunlight and breeze to living and open space areas;</p> <p>(4) provides for privacy between dwelling units for residents and neighbouring properties;</p> <p>(5) supports residential amenity for residents and neighbouring properties</p> <p>(6) provides usable open space for residents; and</p> <p>(7) allows for substantial landscaping, including deep planting areas to retain or establish significant trees.</p>	<p>AO9.1</p> <p>Site cover does not exceed :</p> <p>(a) 55% for an apartment development on a lot 800m² to 1000m²; or</p> <p>(b) 50% for an apartment development on a lot 1000m² or greater; or</p> <p>(c) 50% for a townhouse development.</p> <p>Editor's note: there is no acceptable outcome for development on a lot less than 800m². An application on a lot less than 800m² requires assessment against the site cover performance outcome.</p> <p>Editor's note: site cover for a townhouse designed for freehold titling is calculated as a proportion of the lot before reconfiguration.</p>
<p>PO10</p> <p>Building height:</p> <p>(1) in precinct MDR1 parkland living, Capalaba, is mid-rise and provides a transition up to higher buildings within the principal centre;</p>	<p>A10.1</p> <p>Building height does not exceed the maximum number of storeys or height set out in Table 6.2.3.3.2 Maximum building storeys and height.</p> <p>Editor's Note-Refer to Schedule 24 of the <i>Planning Regulation 2017</i> for the definition of storey.</p>

Performance outcomes	Acceptable outcomes
<p>(2) in precinct MDR2 Mount Cotton Road Capalaba, is mid-rise but steps down from the principal centre to low-rise residential areas south of Redland Bay Road;</p> <p>(3) in precinct MDR3 Shore Street East, Cleveland, is mid-rise but creates a focal point between Cleveland principal centre and Toondah Harbour;</p> <p>(4) in precinct MDR4 Cleveland, is mid-rise and reinforces the connection between Cleveland principal centre and Toondah Harbour;</p> <p>(5) in precinct MDR7 Eprapah Creek, South East Thornlands and precinct MDR5 Esplanade, Redland Bay, is mid-rise, accommodating a slightly higher built form than surrounding medium density residential zoned land;</p> <p>(6) in precinct MDR8 Kinross Road and Boundary Road, is low-rise and compatible with the height of surrounding residences; and</p> <p>(7) is up to three storeys (with a maximum height of 11.5m) in all other areas.</p>	
<p>PO11</p> <p>Where building height over 13m 11.5m is intended, buildings step down in height and scale to be of a similar size to intended building height on adjoining residential zoned land.</p>	<p>AO11.1</p> <p>Buildings:</p> <p>(1) within 10m of the common boundary have a building height no more than 13m 11.5m; and</p> <p>(2) within 20m of the common boundary have a building height no more than 6m greater than the intended building height on the adjoining site.</p> <p>Figure 6.2.3.3.1 illustrates.</p>  <p>Figure 6.2.3.3.1 —Height between adjoining development</p>

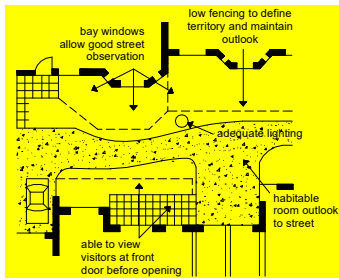
Performance outcomes	Acceptable outcomes
<p>PO12</p> <p>Front boundary setbacks (other than basements):</p> <ol style="list-style-type: none"> (1) create an attractive, consistent and cohesive streetscape; (2) results in development not being visually dominant or overbearing with respect to the streetscape; (3) assist in achieving visual privacy to ground floor dwellings from the street; (4) support the location of balconies for casual surveillance of the street and articulation of the building facade; (5) provide for landscaping to soften and screen the built form, including deep planting areas to retain or establish significant vegetation; (6) provide for usable open space for the residents; (7) provide for visitor car parking for apartment development where adjoining the driveway and landscaped or screened from the street; and (8) where tandem car parking spaces are proposed in front of townhouse garages, they are contained wholly within the property boundary. <p>Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.</p>	<p>AO12.1</p> <p>The front boundary setback is a minimum of:</p> <ol style="list-style-type: none"> (1) 3m to the building wall and 5.5m for garage doors for a townhouse development with front street access; or (2) 3m to the building wall for a townhouse development with rear lane access; or (3) 4m to balcony, eaves, awning or the like and 6m to building wall for an apartment development; <p>Figure 6.2.3.3.5 illustrates.</p>
<p>PO13</p> <p>Side and rear boundary setbacks:</p> <ol style="list-style-type: none"> (1) minimise the impacts of development on the amenity and privacy of existing and future adjoining residents; (2) does not prejudice the intended future development of adjoining sites; (3) contribute to the pattern of the streetscape consistent with the intended neighbourhood character; (4) support the separation of buildings to provide visual and acoustic privacy; (5) maintain sufficient levels of natural light, and air circulation for residents of the development and adjoining sites; (6) ensure daylight penetrates all sides of the proposed building; (7) provide for communal (where required) and private open space areas; (8) provide space for service functions (except car parking), including clothes drying areas if needed; (9) support the introduction of landscaping to complement building massing, screen 	<p>AO13.1</p> <p>The side boundary setback:</p> <ol style="list-style-type: none"> (1) provides that a built to boundary wall does not exceed 4.5m in height and 9m in length along any one external boundary for a townhouse development; and (2) otherwise for a townhouse development, is a minimum of: <ol style="list-style-type: none"> (a) 1.5m for a building wall up to 4.5m high; (b) 2m for a wall up to 8.5m high; (c) 2m plus 0.5m for every 3m or part thereof by which the building exceeds 8.5m; or (3) for apartment development on a lot 800m² to 1000m², is a minimum of 3m to a balcony or the building wall; or (4) for apartment development on a lot greater than 1000m², is a minimum of 4m to a balcony or the building wall. <p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks</p>

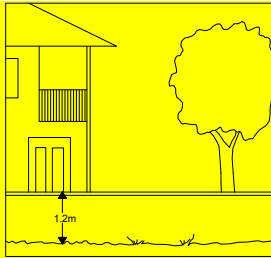
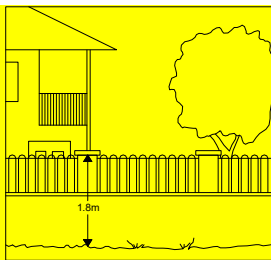
Performance outcomes	Acceptable outcomes
<p>buildings and support the privacy of existing and future adjoining residents; and</p> <p>(10) provide for deep planting areas, to retain and protect significant native trees (except where not practicable) and vegetation, or establish large subtropical shade trees.</p> <p>Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.</p>	<p>would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p> <p>AO13.2</p> <p>The rear boundary setback is:</p> <p>(1) for a townhouse development a minimum of 3m; or</p> <p>(2) for apartment development on a lot 800m² to 1000m², a minimum of 5m to a balcony or the building wall; or</p> <p>(3) for apartment development on a lot greater than 1000m², a minimum of 6m to a balcony or the building wall.</p>
<p>PO14</p> <p>Basements:</p> <p>(1) are located outside of deep planting areas;</p> <p>(2) are designed to integrate into the building façade and landscape design to minimise visual impacts on the streetscape; and</p> <p>(3) provide for natural ventilation.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO15</p> <p>Buildings are designed to:</p> <p>(1) contribute to an attractive streetscape and intended character of the local area;</p> <p>(2) be orientated to the street;</p> <p>(3) incorporate balconies that address street frontages and public spaces;</p> <p>(4) provide modulation and articulation in the building façade and elevations' horizontal and vertical profiles;</p> <p>(5) provide projections and recesses in the facade and elevations that reflect changes of internal functions of buildings, including circulation;</p> <p>(6) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features;</p> <p>(7) use similarly proportioned roof forms, doors, windows and balconies to complement the local character;</p> <p>(8) break up the appearance of large buildings through roof form, materials, articulation, projections and recesses that reflect the existing streetscape scale; and</p> <p>(9) articulate building entrances and openings.</p>	<p>No acceptable outcome is nominated.</p> <p>Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates</p>
<p>PO16</p> <p>Development ensures that:</p> <p>(1) corner sites address both street frontages; and</p>	<p>No acceptable outcome is nominated.</p> <p>Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates.</p>

Performance outcomes	Acceptable outcomes
(2) key corners are given prominence by changes in articulation, materials, colour/artwork and roof expression.	
PO17 Development for services and related structures: (1) are accessible for maintenance; (2) are integrated to blend into the overall development design; and (3) are designed and orientated to not visually dominate the street frontage.	AO17.1 Services and related structures (such as electricity transformers, fire hydrant and booster assemblies.) where located in the front boundary setback: (1) extend for no more than 5m or 10% of the street frontage (whichever is lesser); (2) are orientated towards internal driveways or footpaths; and (3) are located, screened with similar materials to the building or landscaped to not be visually obtrusive when viewed from the street. Figure 6.2.3.3.7 illustrates.
PO18 A main pedestrian entrance is provided for an apartment building that connects the street with the building and: (1) is separated from the vehicle entry; (2) provides safe and convenient access to the building for pedestrians, with crime prevention principles incorporated, to eliminate concealment areas and visually delineate the public and private spaces; and (3) includes an entry treatment that provides waiting space off the footpath, lighting, mailboxes, building signage and numbering.	No acceptable outcome is nominated.
PO19 Multiple dwelling building walls are designed to: (1) be visually interesting through the provision of articulation on the side and rear walls; (2) avoid highly reflective finishes; (3) break up multiple dwelling development and reduce the scale and bulk of the buildings; and (4) support dual-orientation dwellings to provide for natural cross ventilation.	AO19.1 The maximum length of a building wall in any direction is 30m, with a change in the building line every 15m on side and rear walls of plus or minus 1.5m for a length not less than 5m. Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates. Editor's note-full building separation provides a minimum of 6m for apartments and 3m for townhouses.
PO20 Design elements promote a subtropical and climate responsive design character through: (1) the use of deep balconies, decks and eaves;	No acceptable outcome is nominated Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates.

Performance outcomes	Acceptable outcomes
<p>(2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible;</p> <p>(3) maximising dwellings with a northern aspect;</p> <p>(4) maximising dual orientation of habitable rooms to provide for natural cross ventilation;</p> <p>(5) integration of buildings with landscape planting and deep planting areas to create a pleasant micro-climate; and</p> <p>(6) screening habitable rooms from the western sun, using building and landscape elements.</p> <p>Editor's note—Applicants should have regard to:</p> <ol style="list-style-type: none"> 1. Subtropical Design in South East Queensland: A handbook for planners, developers and decision makers; and 2. Planning Scheme Policy 7: Multiple Dwelling Design. 	<p>Editor's note—Applicants should have regard to Subtropical Design in South East Queensland: A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).</p>
<p>PO21</p> <p>The design of roof form, rooftops and building caps of apartment development:</p> <ol style="list-style-type: none"> (1) provides an interesting and attractive roof-scape that enhances the architectural distinction of the building and makes a positive contribution to the local character; (2) is articulated to reduce the bulk and scale of a building when viewed from the street (3) considers the ability for discreet placement and optimum orientation of solar panels; (4) maximises solar access for dwellings during winter and provides shade in summer; and (5) incorporates variety in design; and (6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment; and (7) avoids highly reflective finishes. 	<p>AO21.1</p> <p>Roof form, rooftops and building caps are designed to:</p> <ol style="list-style-type: none"> (1) include interesting forms created through pitches, gables, skillions or other features; (2) be articulated to break down the roof and building bulk and scale; (3) provide opportunity for stormwater collection, solar energy and communal open space; (4) be angled to the north and east to maximise solar access in winter; and (5) incorporate hoods and overhangs to shade walls and windows from the summer sun. <p>Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates.</p> <p>AO21.2</p> <p>Rooftop service structures, plant and equipment are:</p> <ol style="list-style-type: none"> (1) integrated into the building design to be an architectural feature; or (2) discreet or effectively screened; and (3) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner <p>AO21.3</p> <p>Where rooftops are used for communal open space:</p>

Performance outcomes	Acceptable outcomes
	<p>(1) service structures, plant and equipment are visually and acoustically screened; and</p> <p>(2) landscaping is provided to provide shade and visual relief.</p>
<p>PO22</p> <p>Parking facilities for apartment development:</p> <p>(1) are contained within a basement level or within the building footprint where located at ground level ;</p> <p>(2) are designed to not dominate the streetscape or the building form when viewed from the street, other public spaces and adjoining properties;</p> <p>(3) provide storage areas for residents; and</p> <p>(4) mitigate amenity impacts on adjoining residents.</p>	<p>AO22.1</p> <p>Parking facilities for residents (excludes visitor car parking)::</p> <p>(1) are located in a basement level; or</p> <p>(2) within the building footprint at ground level where;</p> <p style="padding-left: 40px;">(a) landscaped and screened from view from the street, other public spaces and adjoining properties;</p> <p style="padding-left: 40px;">(b) integrated into the building façade through architectural elements; and</p> <p>(3) provide storage areas for residents.</p> <p>AO22.2</p> <p>Visitor car parking (excludes resident parking) are located:</p> <p>(1) in a basement level; or</p> <p>(2) at ground level within the building footprint where landscaped or screened from view from the street, other public spaces and adjoining properties; or</p> <p>(3) in the front setback where adjoining the driveway and landscaped or screened from view from the street.</p>
<p>PO23</p> <p>Parking facilities for townhouse development are located so they do not dominate the streetscape or the building form when viewed from the street.</p>	<p>AO23.1</p> <p>Vehicle parking structures are located behind the front building alignment.</p>
<p>PO24</p> <p>Driveways and internal access ways are located and designed to:</p> <p>(1) integrate into the overall building design;</p> <p>(2) define the public and private space;</p> <p>(3) support active street frontages and enhance the streetscape character;</p> <p>(4) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape;</p> <p>(5) minimise visual impact of long driveways through changing alignments and landscaping;</p> <p>(6) be located on secondary/rear frontages, where available;</p> <p>(7) limit the number and width of driveway crossovers to the minimum required;</p>	<p>AO24.1</p> <p>Driveways and internal access ways are located and designed:</p> <p>(1) to incorporate high quality pavement materials, textures and colours that are consistent with the overall building design;</p> <p>(2) to be limited to one crossover per street frontage;</p> <p>(3) to provide the minimum width required;</p> <p>(4) to be offset from the side boundary by a minimum of 1m to allow for landscaping; and</p> <p>(5) to minimise and soften visual impacts through</p> <p style="padding-left: 40px;">(a) offset alignment of the driveway and landscaping to screen the</p>

Performance outcomes	Acceptable outcomes
<p>(8) minimise the extent of internal access ways;</p> <p>(9) mitigate impacts on neighbouring properties;</p> <p>(10) maximise the availability of on-street parking;</p> <p>(11) support the retention or establishment of street trees; and</p> <p>(12) allow for refuse collection and street infrastructure.</p>	<p>view of the driveway from the street;</p> <p>(b) a change in alignment within 20m from the street frontage; and</p> <p>(c) soft landscaping along the driveway and at the end of the straight alignment.</p> <p>Figure 6.2.3.3.6 illustrates.</p>
<p>PO25</p> <p>Development provides front fences or walls along street frontages, or public spaces, that create an attractive streetscape by:</p> <p>(1) incorporating a mixture of building materials that complement the design of buildings</p> <p>(2) providing visual interest and a softening of the visual impact where significant in length</p> <p>(3) highlighting the entrance to the property</p>	<p>AO25.1</p> <p>Fences or walls along a street front or public space are designed to incorporate a mixture of building materials that complement the design of the building.</p> <p>AO25.2</p> <p>Where a fence or wall along street frontages or public spaces exceeds 10m in length, indentations, material variation or soft landscaping (including planter boxes) are incorporated.</p> <p>Figure 6.2.3.3.6 illustrates.</p>
<p>PO26</p> <p>Development is designed to discourage crime and anti-social behaviour by:</p> <p>(1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided) pedestrian and cycle paths, including the primary pedestrian entrance and car parking areas;</p> <p>(2) ensuring spaces are well lit;</p> <p>(3) minimising potential concealment and entrapment opportunities;</p> <p>(4) providing direct movements with clear unobscured sight lines; and</p> <p>(5) having fencing and walls along a street frontage or public space incorporate visually permeable materials and treatments.</p>	<p>AO26.1</p> <p>Balconies, windows and building openings overlook streets and other public spaces.</p> <p>Figures 6.2.3.3.2 and 6.2.3.3.8 illustrates.</p>  <p>Figure 6.2.3.3.2—Overlooking</p> <p>AO26.2</p> <p>Fences or walls along a street frontage or public space have a maximum height of:</p> <p>(1) 1.2m where solid; or</p> <p>(2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.</p>

Performance outcomes	Acceptable outcomes
	<p>Figures 6.2.3.3.3 and 6.2.3.3.4 illustrate.</p>  <p>Figure 6.2.3.3.3 — Fencing (1)</p>  <p>Figure 6.2.3.3.4 — Fencing (2)</p>
<p>PO27</p> <p>On elevated or steeply sloping sites:</p> <ol style="list-style-type: none"> (1) development is sympathetic to the natural landform through the use of terraced or split level building forms that minimise ground level disturbance outside the building footprints; and (2) the understoreys of buildings are screened to maintain the quality of view when viewed from below. 	<p>No acceptable outcome is nominated.</p>
Amenity	
<p>PO28</p> <p>Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.</p>	<p>AO28.1</p> <p>Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by:</p> <ol style="list-style-type: none"> (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. <p>Figure 6.2.3.3.8 illustrates.</p> <p>AO28.2</p>

Performance outcomes	Acceptable outcomes
	<p>Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by:</p> <ol style="list-style-type: none"> (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) planting that will achieve a minimum of 2m in height at maturity. <p>Figure 6.2.3.3.8 illustrates.</p>
	<p>AO28.3</p> <p>Where incorporating screening devices, they are:</p> <ol style="list-style-type: none"> (1) solid translucent screens or perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm and are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building. <p>Figure 6.2.3.3.8 illustrates.</p>
<p>PO29</p> <p>Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.</p>	<p>AO29.1</p> <p>Side and rear boundary fences are a minimum of 1.8m in height where adjoining a residential use.</p> <p>Figure 6.2.3.3.8 illustrates.</p>
<p>PO30</p> <p>Development is designed to facilitate the retention and establishment of significant trees and street trees (except where not practicable) that:</p> <ol style="list-style-type: none"> (1) complement and soften the scale and bulk of the built form; (2) support an attractive streetscape; (3) enhance the amenity of residents; and (4) provide natural shade to improve the micro-climate. <p>Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.</p>	<p>No acceptable outcome is provided.</p>
<p>PO31</p> <p>On-site landscaping is provided to:</p>	<p>AO31.1</p> <p>A minimum of 20% of the site is planted or grassed landscaping (rather than hardstand).</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (1) contribute to an attractive streetscape; (2) enhance the appearance of the development; (3) complement any native vegetation within the site; (4) provide for the retention or establishment of significant trees in deep planting areas (5) provide privacy between on-site dwellings and adjoining properties; (6) provide natural shade to mitigate heat island impacts; (7) soften and breakup the extent of driveways and internal access ways; and (8) screen unsightly components. 	<p>including 10% of the site for deep planting areas.</p> <p>Editor's note-landscaping that is not deep planting areas can be located in communal open space areas.</p> <p>AO31.2 A 2m wide planted landscaped area is provided along the length of any public road frontage.</p> <p>AO31.3 Development provides: <ul style="list-style-type: none"> (1) a minimum 1m wide planted landscaped area on a side boundary where a driveway, or a ground level open parking area, is located adjacent the boundary; and (2) an extended landscaped area of a minimum of 1.5m for every 5m of driveway length. </p>
<p>PO32 Deep planting areas are provided that:</p> <ul style="list-style-type: none"> (1) are located to retain or establish significant trees to soften the built form; (2) are co-located with communal open space, street trees or deep planting areas on adjoining properties; (3) are accessible to provide informal recreation spaces for residents; (4) are of sufficient size and dimension to support the retention or establishment of significant trees that at maturity complement the scale and height of the built form; (5) are open to the sky with access to light and rainfall; (6) are maintained exclusively for landscaping, with no underground development or infrastructure; (7) reduce urban heat island effects by improving the micro-climate; and (8) provide water quality and quantity benefits from the natural filtration of rainfall into the ground. 	<p>AO32.1 Deep planting areas are located: <ul style="list-style-type: none"> (1) within boundary setbacks to soften the built form as viewed from the street and adjoining properties; (2) to retain significant trees; and (3) to co-locate with communal open space, street trees or deep planting areas on adjoining properties. </p> <p>AO32.2 Deep planting areas are: <ul style="list-style-type: none"> (1) a minimum of 10% of the site; (2) a minimum unobstructed dimension of 4m in any direction; and (3) completely open to the sky. <p>Editor's note-the deep planting area acceptable outcome for a minimum of 10% of a site is part of the overall minimum 20% landscaping for a site rather than in addition.</p> </p> <p>AO32.3 Deep planting areas are exclusively for landscaping and do not contain: <ul style="list-style-type: none"> (1) driveways, manoeuvring or hardstand areas and pedestrian paths; (2) surface structures and infrastructure such as water tanks or utilities; and (3) sub-surface structures or infrastructure such as basement car parking and water supply or wastewater infrastructure. </p>
<p>PO33 Development minimises impacts on surrounding residential amenity and provides</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.	
PO34 Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.	No acceptable outcome is nominated.
PO35 Development minimises the extent of shadows on useable private open space or public spaces and provides adequate sunlight to habitable rooms on the site and adjoining.	AO35.1 Solar access to habitable rooms and private open space of dwellings: (1) is not less than 3 hours between 9am and 3pm on June 21; or (2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.
PO36 Waste and recycling container storage areas: (1) for apartment development are located within the building footprint; (2) provide an accessible location for residents and waste collection; (3) are not be visible from street and other public spaces; (4) mitigate adverse amenity impacts in terms of odour, noise and visual impacts on residents on-site and residents of adjoining properties.	AO36.1 Waste and recycling container storage areas are: (1) located within the building footprint for an apartment development; (2) co-located in car parking areas, in a basement or at ground level; (3) separated from open space areas on-site and on adjoining properties; (4) screened or enclosed; (5) integrated into the building design, using similar material and finishes; and (6) well ventilated.
PO37 Development site layout and design enhances and complements the character of the surrounding neighbourhood and responds to the topography, natural values and development constraints by: (1) integrating into the surrounding residential neighbourhood; (2) providing an attractive and interesting streetscape; (3) taking advantage of the site's natural features like views, vistas, existing vegetation and landmarks; (4) minimising and mitigating impacts on ecological corridors and native vegetation; and (5) minimising alteration to natural topography and drainage lines. Editor's note-this performance outcome can be met through submission of, a Concept Design Proposal.	No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.

Performance outcomes	Acceptable outcomes
<p>concept prepared in accordance with Planning Scheme Policy 7 Multiple Dwelling Design.</p> <p>the that demonstrates the design process and includes:</p> <p>(1) site and neighbourhood analysis;</p> <p>(2) building design criteria/principles informed by an opportunities and constraints analysis; and</p> <p>(3) an outline of how the layout and design responds to the site, streetscape, surrounding neighbourhood and natural values constraints.</p>	
Reconfiguration	
<p>PO38</p> <p>Reconfiguration creates lots that are of a size that can accommodate medium density residential development in a form that meets the intentions of this zone. Lots less than 800m² are not created.</p>	<p>AO38.1</p> <p>Reconfiguration achieves a minimum lot size of 800m².</p>
<p>PO39</p> <p>Reconfiguration of a townhouse development to establish freehold lots only occurs where:</p> <p>(1) the townhouse development is designed to be freehold titled by ensuring:</p> <p>(a) the townhouse development remains in compliance with the development approvals following reconfiguration;</p> <p>(b) each townhouse remains a self-contained residence following reconfiguration; and</p> <p>(c) that dependant activities of the development are not separated by freehold titling;</p> <p>(2) the lots are created following construction of the townhouses;</p> <p>(3) equitable sharing and ongoing maintenance of any shared facilities or infrastructure is established.</p> <p>Editor's note- material change of use and reconfiguration applications should be submitted together to allow concurrent assessment.</p>	<p>No acceptable outcome is nominated.</p>
Precinct MDR6: South East Thornlands, and precinct MDR7: Eprapah Creek, South East Thornlands	
<p>PO40</p> <p>Housing is designed and located to maximise outlook across adjoining areas of open space.</p>	<p>No acceptable outcome identified.</p>
<p>PO41</p> <p>Development facilitates the establishment of a safe, permeable, legible and functional movement network that is in accordance with Figures 6.2.3.3.9 road movement network and 6.2.3.3.10 pedestrian, cycle and public transport network.</p>	<p>AO41.1</p> <p>Roads, intersections, paths and public transport stops and associated treatments are established in accordance with Figures 6.2.3.3.9 road movement network and 6.2.3.3.10 pedestrian, cycle and public transport network.</p>

Performance outcomes	Acceptable outcomes
PO42 Where development involves or adjoins nominated boulevard roads, the road design: <ol style="list-style-type: none"> (1) creates a grand avenue character, being 50m wide for the central boulevard and 25m wide for the southern boulevard; (2) incorporates very wide landscaped medians that are of a sufficient width to support fauna movement; and (3) wide shoulders and verges which accommodate separated pedestrian and cyclist paths and dense landscaping. 	AO42.1 Total width of the boulevard is: <ol style="list-style-type: none"> (1) central boulevard - 50m; and (2) southern boulevard - 25m.
PO43 Development is set back from Boundary Road by a distance sufficient to accommodate substantial landscaping to retain a heavily vegetated character.	AO43.1 In addition to any widening of the road reserve required by the Queensland Government, development provides a 15m wide strip either side of Boundary Road which is densely vegetated by trees and shrubs.
PO44 Development adjoining Cleveland Redland Bay Road and Boundary Road attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: <ol style="list-style-type: none"> (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability. 	No acceptable outcome is nominated.
PO45 Development facilitates: <ol style="list-style-type: none"> (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) a mix of affordable housing types; (4) access to community infrastructure and public transport services at an early stage of development; and (5) land for community uses and public services, including open space education, health, social and emergency services where appropriate. 	No acceptable outcome is nominated.
PO46 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
Precinct MDR8: Kinross Road and Boundary Road, and Precinct MDR9: Kinross Road	
PO47 Development does not create any additional vehicular access points to Boundary Road or	AO47.1 No new access points from lots are provided to Boundary Road or Panorama Drive.

Performance outcomes	Acceptable outcomes
Panorama Drive. New lots are provided with access from internal roads.	
PO48 Development does not create any additional vehicular access points to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.	AO48.1 No new access points from lots are provided to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road.
PO49 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.3.3.11 road movement network and 6.2.3.3.12 pedestrian, cycle, public transport and parks network.	AO49.1 Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with Figures 6.2.3.3.11 road movement network and 6.2.3.3.12 pedestrian, cycle, public transport and parks network.
PO50 Development adjoining Boundary Road or Panorama Drive is set back by a sufficient distance to provide for acoustic treatments and substantial landscaping.	AO50.1 A 10m wide setback is provided along Boundary Road. No acceptable outcome is nominated for Panorama Drive.
PO51 Development adjoining Boundary Road or Panorama Drive attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	No acceptable outcome is nominated.
PO52 Development adjoining Boundary Road or Panorama Drive provides landscaping to create a heavily vegetated, high visual quality environment.	No acceptable outcome is nominated.
PO53 Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.	AO53.1 Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including: (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.

Performance outcomes	Acceptable outcomes
PO54 The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.	AO54.1 The road is designed as a boulevard style trunk collector, having: <ol style="list-style-type: none"> (1) a minimum road width of 20m; (2) no direct vehicular access from new uses and lots adjoining the trunk collector; and (3) a left in, right in and left out only intersection to Panorama Drive.
PO55 Where development involves nominated esplanade roads treatments adjoining open space, the road design: <ol style="list-style-type: none"> (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation. 	No acceptable outcome is nominated.
PO56 New streets provide sufficient width for on-street parking on both sides.	AO56.1 Streets have a minimum width of 18m.
PO57 Development facilitates: <ol style="list-style-type: none"> (1) a logical pattern of development; (2) minimal requirement for earthworks and retaining walls; (3) efficient use of land and infrastructure; (4) a mix of affordable housing types; (5) net residential densities are not less than 44 dwellings per hectare; (6) access to community infrastructure and public transport services at an early stage of development; and (7) land for community uses and public services, including open space, education, health, social and emergency services where appropriate. 	No acceptable outcome is nominated.
PO58 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
PO59 Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.	No acceptable outcome is nominated.
PO60	

Performance outcomes	Acceptable outcomes
To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.	No acceptable outcome is nominated.

Table 6.2.3.3.2—Maximum building storeys and height

Area		Maximum Building Storeys	Maximum Building Height (m)
MDR1 MDR3	Parkland living, Capalaba Shore Street East, Cleveland	Not applicable	22m
MDR2 MDR4 MDR5	Mount Cotton Road, Capalaba Cleveland Esplanade, Redland Bay	Not applicable	19m
MDR7	Eprapah Creek, South East Thornlands	Not applicable	16m
MDR8	Kinross and Boundary Road	2 storeys	8.5m
Elsewhere in the zone (including MDR6 South East Thornlands and MDR9 Kinross Road)		3 storeys	13m
Where development is proposed at two storeys and is not located in a precinct. Note: this maximum building height of 8.5m only applies to development proposed at 2 storeys where the maximum number of storeys supported is 3 storeys.		Not applicable	8.5m

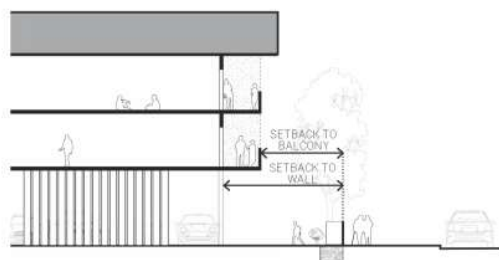


Figure 6.2.3.3.5 -front boundary setback to balcony and wall

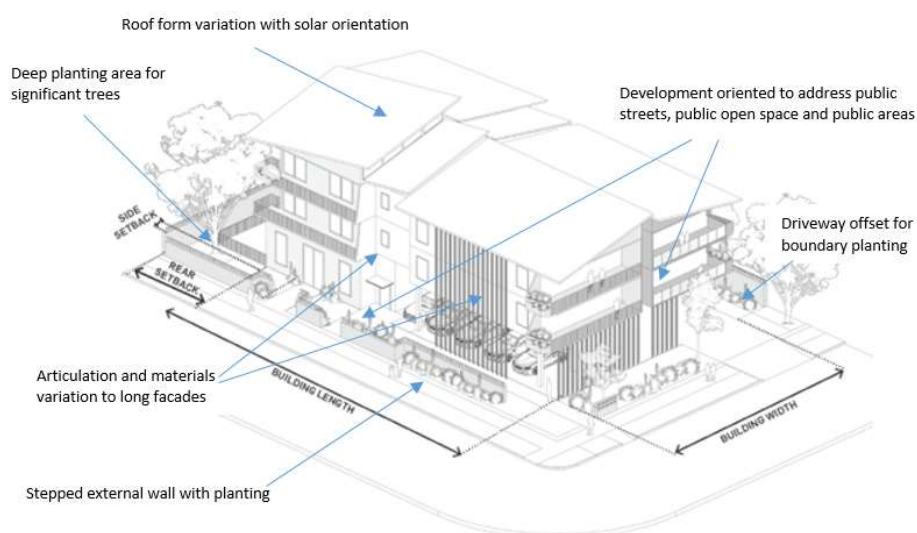


Figure 6.2.3.3.6 — building design and streetscape.

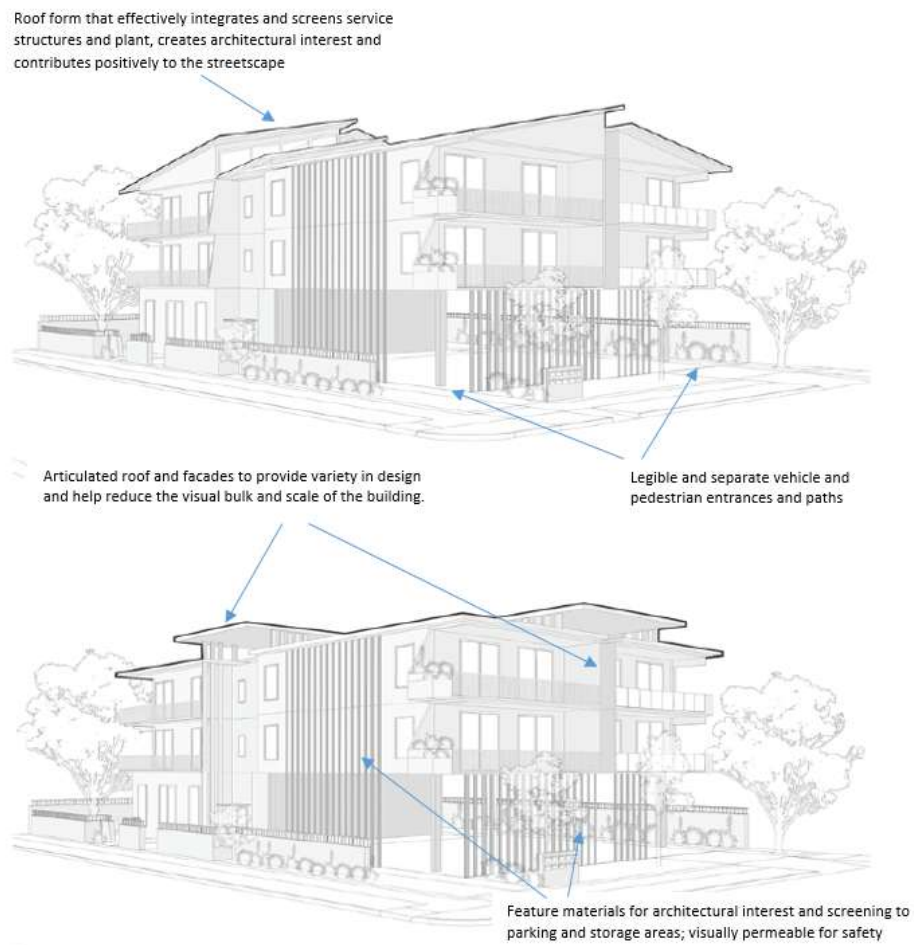


Figure 6.2.3.3.7 — design, materials and roof form.

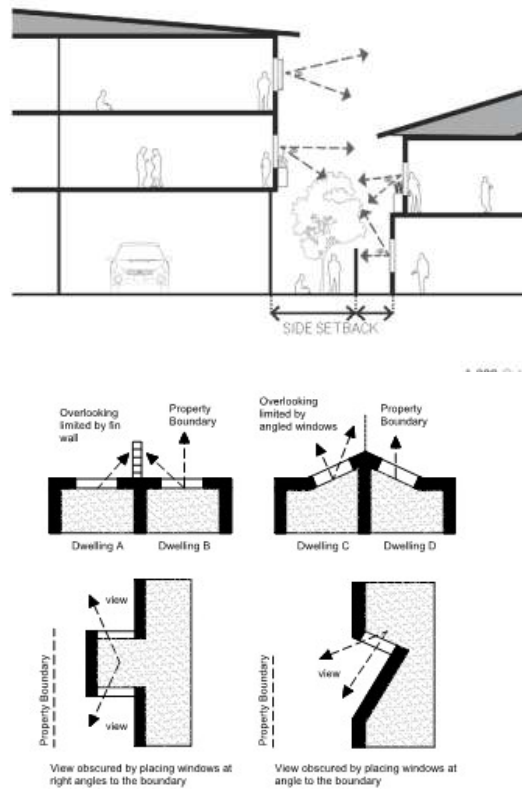
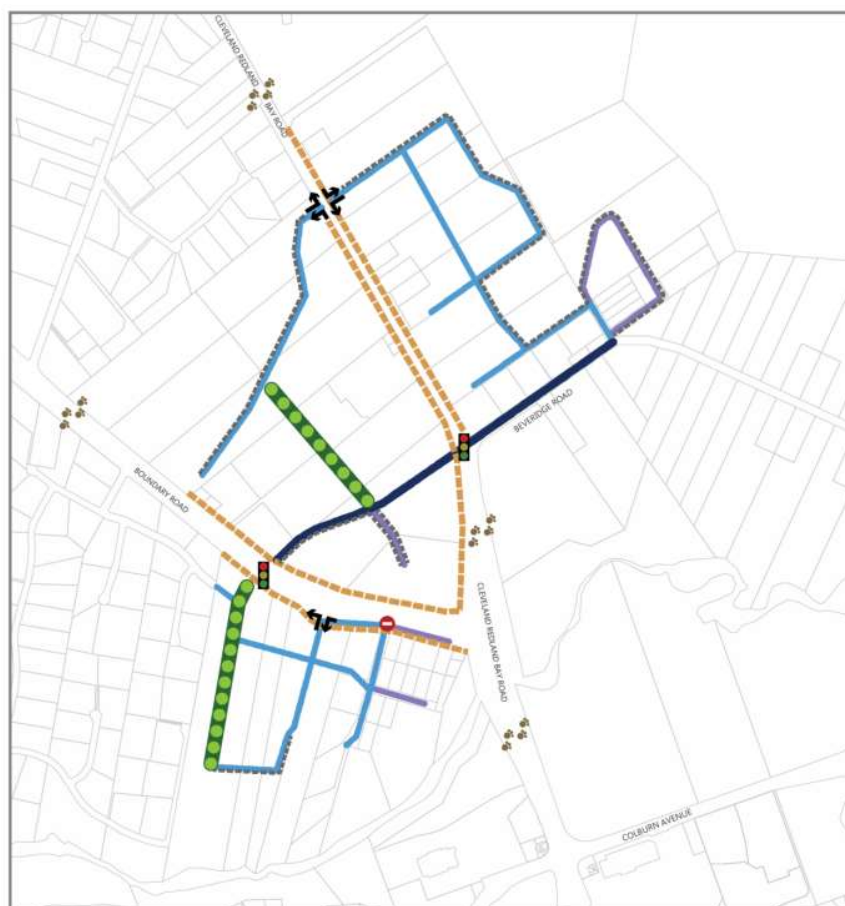


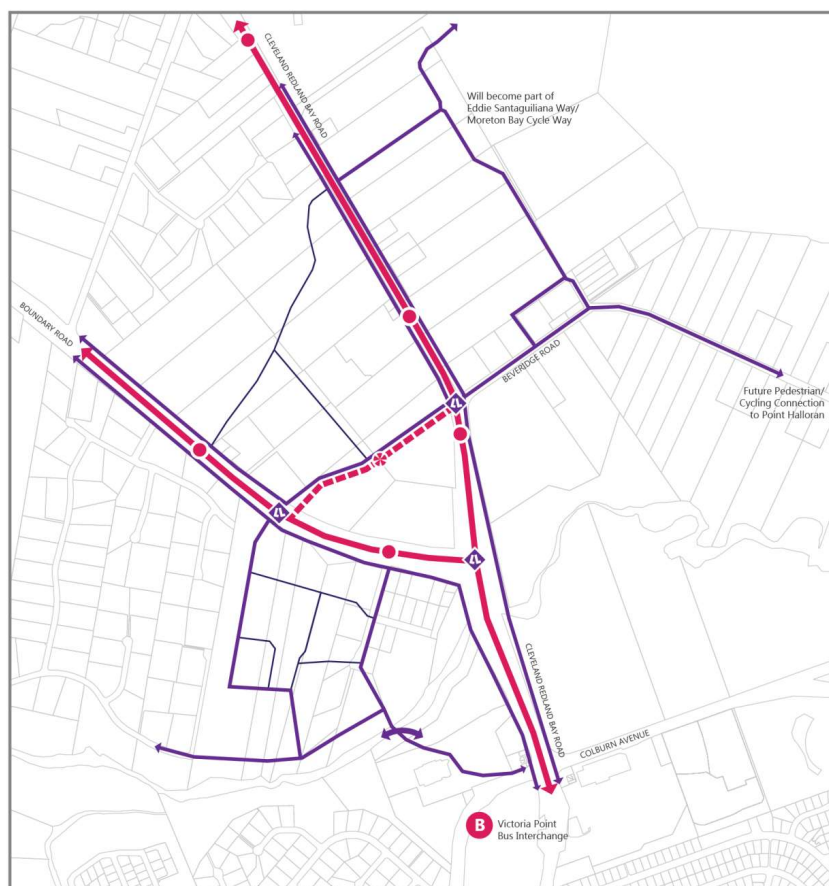
Figure 6.2.3.3.8 — privacy between dwelling units.



South East Thornlands - Road Movement Network

- Trunk Collector
- Boulevard
- Collector Street
- Access Street/Place
- Landscaping and Acoustic Treatment
- Esplanade Treatment
- Intersection - Left in, Left out only
- Intersection - 4 way signalised
- No direct access to Boundary Road
- Recommended Fauna Crossing Locations

Figure 6.2.3.3.9 —South East Thornlands: road movement network



South East Thornlands - Pedestrian, Cycle and Public Transport Network

- | | |
|-----------------------------------------------|----------------------------------------------|
| ↔ Primary Pedestrian Cycle Link | ↔ Existing Bus Priority and Line Haul Routes |
| — Secondary Pedestrian Cycle Link | ● Bus Station |
| — Shared Pedestrian Cycle Bridge | ● Existing Bus Stops |
| ◆ Controlled Pedestrian/Cycle Crossing Points | --- Potential Bus Route |
| | * Potential Bus Stop |



Figure 6.2.3.3.10 —South East Thornlands: pedestrian, cycle and public transport network



Kinross Road - Road Movement Network

- | | |
|---------------------------------------------------------|-----------------------------------------------|
| Trunk Collector (Boulevard) | Intersection - Left in/Right in/Left out only |
| Collector Street | Intersection - Signalised |
| Landscaping/Acoustic Treatment/ Road Access Restriction | Roundabout |
| Esplanade Treatment | Fauna Crossing |
| Proposed Road Closure | Pedestrian/Cycle/Emergency Access |
| | Future Northern Public Transport Corridor |
| | Access Place/Access Easement |



Figure 6.2.3.3.11 —Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- | | |
|-----------------------------------------------|------------------------------------------|
| ↔ Primary Pedestrian Cycle Link | ↔ Existing Bus Priority Line Haul Routes |
| — Secondary Pedestrian Cycle Link | ● Existing Bus Stops |
| ⚠ Controlled Pedestrian/Cycle Crossing Points | --- Potential Bus Route |
| | * Potential Bus Stop |
| | ■ Parkland Area - Community Park |
| | ■ Parkland Area - Neighbourhood Park |



Figure 6.2.3.3.12 —Kinross Road: pedestrian, cycle, public transport and parks network



04/20 – Major Amendment
Medium Density Residential Code Review
Part 2: Consequential Amendments to the City Plan
Adoption Version
Prepared by Redland City Council
September 2025



Note

- Yellow highlight denotes an addition or amended section.
- ~~Strikeout denotes a deletion.~~

Consequential City Plan Amendments

5.4 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a 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 Editor's Note—Planning Scheme Policy 7: Multiple Dwelling Design Guide provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme.
	Impact assessment	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

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 storeys or height does not exceed that detailed in Table 5.4.4 Maximum building storeys and height Editor's Note-Refer to Schedule 24 of the Planning Regulation 2017 for the definition of storey.	Medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code Editor's Note – Planning Scheme Policy 7: Multiple Dwelling Design Guide provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme.
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.4—Maximum building storeys and height

Area		Maximum Building Storeys and Height (m)	Maximum Building Height (m)
MDR1 MDR3	Parkland living, Capalaba Shore Street East, Cleveland	Not applicable	22m
MDR2 MDR4 MDR5	Mount Cotton Road, Capalaba Cleveland Esplanade, Redland Bay	Not applicable	19m
MDR7	Eprapah Creek, South East Thornlands	Not applicable	16m
MDR8	Kinross and Boundary Road	2 storeys	8.5m
Elsewhere in the zone (including MDR6 South East Thornlands and MDR9 Kinross Road)		3 storeys	13m

Note - Where a maximum building storey is not specified, the category of development will be determined by the value in the Maximum Building Height column of Table 5.4.4.

6.2.2 Low-medium density residential zone code

6.2.2.1 Application

This code applies to development:

- (1) within the low-medium density residential zone as identified on the zoning maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the low-medium density residential zone code by the tables of assessment in Part 5 (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.

6.2.2.2 Purpose

- (1) The purpose of the low-medium density residential zone code is to provide for residential areas with a high level of amenity, characterised by a mix of dwelling types including dwelling houses on a range of lot sizes, dual occupancies and smaller scale multiple dwellings.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the low-medium density residential zone consists of dwelling houses, dual occupancies and smaller scale multiple dwellings.
 - (b) retirement and residential care facilities and rooming accommodation may be established at a scale that is consistent with other intended housing in the zone;
 - (c) lot sizes are not reduced below 400m² and have a frontage width of no less than 10m, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood or where a townhouse development has been designed to facilitate freehold titling;
 - (d) sites are of a sufficient size to accommodate well-designed development and all required design elements (e.g. articulation of building elements, landscaping, deep planting and open space);
 - (e) uses which provide a community service function, such as a community use are only 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;
 - (f) shops, offices and food and drink outlets are not established;
 - (g) individual multiple dwelling development provides a range of dwelling sizes in terms of the number of bedrooms to cater for a range of different households;
 - (h) home-based businesses are undertaken where they do not detract from the residential amenity of the area;
 - (i) buildings are low-rise and set back from property boundaries to maintain an attractive streetscape character, protect the privacy and amenity of adjoining residences, provide for natural light and air circulation and provide for landscaping, including deep planting areas;
 - (j) reconfiguration establishes a range of lot sizes to increase housing diversity and affordability;
 - (k) development incorporates architectural styles and elements that reduce bulk and enhance the visual impact of the built form;
 - (l) development achieves a well-designed, architecturally interesting built form through a mix of articulation of building elements, roof forms, screening, textures, materials and colours;
 - (m) development makes a positive contribution to the streetscape and character of the locality and strengthens site features, such as views, heritage or significant trees;
 - (n) development provides high-quality private and communal open spaces for residents that enhance liveability and meet recreational needs;
 - (o) development provides car parking that is integrated into the site and building and does not negatively impact on the site or adjoining sites or the quality and amenity of the streetscape;
 - (p) development retains (except where not practicable) or establishes significant trees in deep planting areas and avoids alteration to natural drainage lines; and

Note – the retention of significant trees is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.

- (q) 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.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular low-medium density residential precincts:
 - (a) Precinct LMDR1: South East Thornlands:
 - (i) urban development provides for a mix of affordable housing types;
 - (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (iii) development does not compromise or constrain the potential for well designed future urban communities; and
 - (iv) development achieves a high standard of amenity by mitigating potential conflicts between new residential areas and existing dwelling houses on land zoned Low Density Residential Precinct LDR2.



Figure 6.2.2.2.1—Precinct LMDR1: South East Thornlands

- (b) Precinct LMDR2: Kinross Road:
- (i) urban development provides for a mix of housing types and achieves a minimum net residential density of 15 dwellings per hectare;
 - (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (iii) development on land fronting Panorama Drive is designed to:
 - (A) rely on access from the internal street network with no access from Panorama Drive; and
 - (B) facilitate landscaping and acoustic treatment of Panorama Drive;
 - (iv) development maintains significant habitat linkages and assists in the safe movement of koalas;

Editor's note—Applicants should be aware that the provisions of the *Planning Regulation 2017*, Schedules 10 (part 10) and 11 also apply to development in this area.

- (v) development does not compromise or constrain the potential for well designed future urban communities.

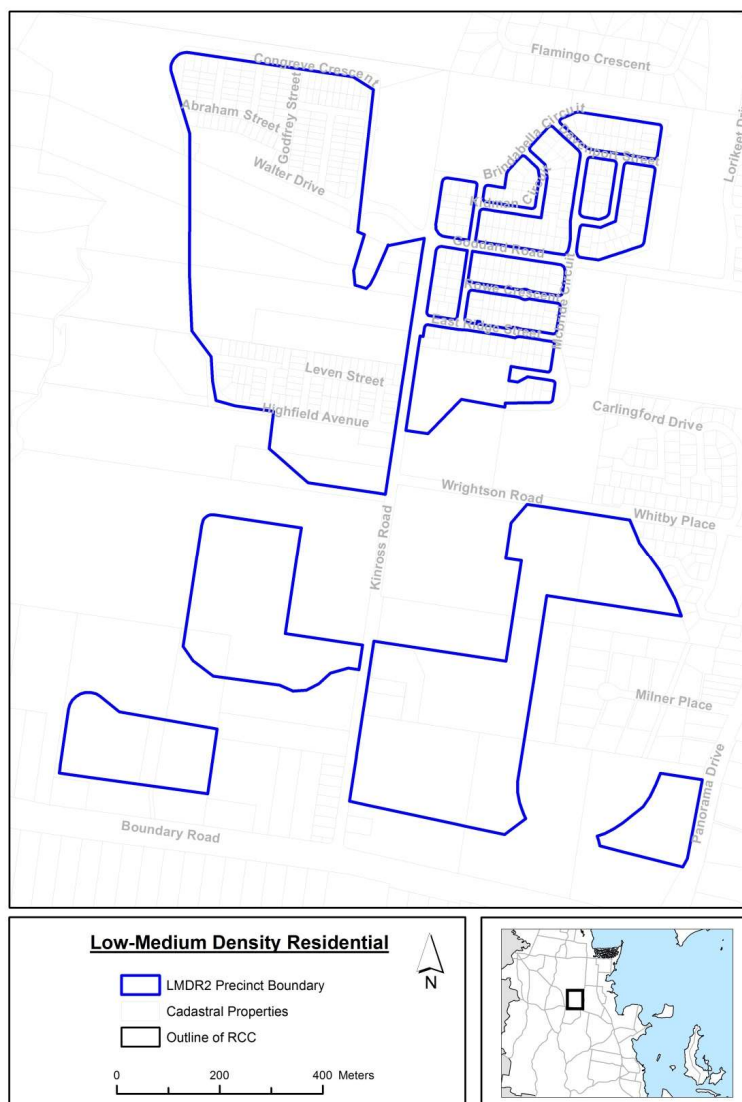


Figure 6.2.2.2.2—Precinct LMDR2: Kinross Road

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	
Dual occupancies	
PO1 Good residential design promotes the efficient use of a lot, an acceptable amenity to residents, and facilitates off street parking.	AO1.1 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 Note – Planning Scheme Policy 7 Multiple Dwelling Design Guide provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme.	
Non residential uses	
PO2 Non-residential uses, only occur where they: <ol style="list-style-type: none"> (1) are for a community care centre or community use; (2) are located on a major road or are designed to be compatible with residential activities as part of a mixed use development; (3) do not unduly detract from internal or local residential amenity; (4) are small scale; and (5) do not impact on the function of any nearby centre. 	No acceptable outcome is nominated.
All residential development – communal and private open space	
PO3 Development involving an apartment development with 10 or more dwellings or a townhouse development with 20 or more dwellings provides sufficient communal open space that: <ol style="list-style-type: none"> (1) is readily accessible, usable and safe; (2) provides flexible spaces and recreation facilities suitable for a range of activities; 	AO3.1 Communal open space is provided, where development involves: <ol style="list-style-type: none"> (1) an apartment development with 10 or more dwellings; <ol style="list-style-type: none"> (a) provides at a minimum rate of 15% of the site area or 100m² (whichever is greater) as communal open space; (b) has with a minimum dimension of 5m; and

Performance outcomes	Acceptable outcomes
<p>(3) is landscaped to provide shade creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas;</p> <p>(4) provides opportunity for casual social interaction;</p> <p>(5) is designed and located to minimise impacts on the amenity of residents of the development and neighbouring properties;</p> <p>(6) is co-located with but separate from deep planting areas (except where not practicable); and</p> <p>(7) minimises impervious ground level areas to improve on-site stormwater filtration.</p>	<p>(c) communal open space can be provided at ground level, on rooftops, on podiums, by indoor recreational facilities or a combination of these; and</p> <p>(2) a townhouse with 20 or more dwellings</p> <p>(a) provides at a minimum rate of 5% of the site area or a minimum area of 50m² (whichever is greater) as communal open space; and</p> <p>(b) has with a minimum dimension of 5m.</p> <p>AO3.2</p> <p>A communal open space area is designed to:</p> <p>(1) be centrally located to be readily accessible for residents via pedestrian pathways;</p> <p>(2) be co-located with deep planting areas where practicable;</p> <p>(3) ensure that 50% of the principal usable area receives a minimum of two hours of direct sunlight between 9am and 3pm on 21 June;</p> <p>(4) be clearly distinguished from any private open space;</p> <p>(5) be well lit and subject to passive surveillance;</p> <p>(6) provide a range of recreational facilities including, for example;</p> <p>(a) seating for individuals or groups;</p> <p>(b) barbeque areas;</p> <p>(c) play equipment or play areas; and</p> <p>(d) swimming pool, gyms, tennis court, common room or communal gardens;</p> <p>(7) provide a minimum of 15% planted or grassed landscaping, including a planted area with a minimum width of 1.5m where adjoining a neighbouring property;</p> <p>(8) ensure a minimum of 15% of the area is shaded by trees;</p> <p>(9) have a finished surface level with a gradient less than 5 percent;</p> <p>(10) have hard and soft landscape treatments; and</p> <p>(11) be clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage storage.</p> <p>Editor's note: landscaping provided in communal open space is separate from deep planting areas.</p>
PO4	AO4.1

Performance outcomes	Acceptable outcomes
<p>Development provides private open space that:</p> <ul style="list-style-type: none"> (1) is useable in size and shape to meet the needs of a diversity of potential residents; (2) is functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) is clearly identified as private open space; (4) provides a high level of privacy for residents and neighbours; and (5) is located to ensure a high level of amenity for occupants. 	<p>For a ground floor dwelling, ground floor private open space is designed and located to:</p> <ul style="list-style-type: none"> (1) be orientated to the street, where adjoining a street frontage for apartment development; (2) predominately face north, east or west, except where orientated to the street; (3) provide a minimum of 16m² if a dwelling in a residential care facility; or (4) provide a minimum area of 25m² for all other dwellings; <p>with:</p> <ul style="list-style-type: none"> a. a minimum dimension of 4m and clear of any utilities such as gas, clothes drying facilities, water tanks or air-conditioning units; b. direct access from living or common areas to extend the living space; c. screening or fencing to clearly identify the area as private open space; d. a high level of privacy for residents and neighbours; and e. a high level of acoustic amenity. <p>AO4.2</p> <p>For dwellings above ground level, private balconies are designed and located to:</p> <ul style="list-style-type: none"> (1) be orientated to the street, where adjoining a street frontage; (2) predominately face north, east or west, except where orientated to the street; (3) be orientated with the longer side facing outwards, or open to the sky, to optimise daylight access into adjacent rooms; (4) provide a minimum of 10m² if a dwelling in a residential care facility; or (5) for all other dwellings: <ul style="list-style-type: none"> (a) a minimum area of 10m² for a 1 bedroom unit; or (b) a minimum area of 16m² for a two or more bedroom unit; <p>with:</p> <ul style="list-style-type: none"> a. a minimum dimension of 3m and clear of any air conditioning unit or drying space; b. direct access from living or common areas to extend living areas; and

Performance outcomes	Acceptable outcomes
	<p>c. a high level of privacy for residents and neighbours.</p>
	<p>AO4.3</p> <p>Where clothes drying areas are provided on private balconies, they are screened from public view and do not take up more than 10% of the balcony area.</p>
Apartment diversity	
<p>PO5</p> <p>Development for an apartment development involving 5 or more dwellings provides a mix of dwelling sizes, in terms of the number of bedrooms, to accommodate a range of household types.</p>	<p>No acceptable solution nominated.</p>
Built form	
<p>PO6</p> <p>Development occurs on a site that has an area and street frontage width that is sufficient to:</p> <ol style="list-style-type: none"> (1) accommodate the scale and form of well-designed and articulated buildings; (2) allow buildings to be oriented to the street; (3) provide for communal and private open spaces at ground level; (4) provide safe and convenient vehicle access to the site; (5) accommodate on-site parking for residents and visitors and vehicle movements for waste and delivery vehicles manoeuvring; (6) deliver substantial landscaping including deep planting areas to retain or establish significant trees; and 	<p>AO6.1</p> <p>Development has a minimum site area of 800m² and street frontage width of 20m.</p>

Performance outcomes	Acceptable outcomes
(7) provide adequate building setbacks to adjoining properties to maintain residential amenity and privacy.	
PO7 Development provides for interaction with the street and public spaces by: <ol style="list-style-type: none"> (1) providing dwellings or habitable rooms at ground level; and (2) ensuring ground level dwellings or habitable rooms adjoining a street or public space have direct and safe pedestrian access to the street or public space wherever possible. 	No acceptable solution nominated. Figure 6.2.2.3.4 illustrates.
PO8 Site cover: <ol style="list-style-type: none"> (1) ensures development occurs at a house-compatible scale and in a form that is consistent with the low-medium density character of the locality; (2) mitigates the bulk and scale of development; (3) provides natural light, sunlight and breeze to living and open space areas; (4) provides for privacy between dwelling units for residents and neighbouring properties; (5) supports residential amenity for residents and neighbouring properties (6) provides usable communal and private open space for residents; and (7) allows for substantial open space and landscaping, including deep planting areas to retain or establish significant trees. 	AO8.1 Site cover does not exceed 50%. Editor's note: site cover for a townhouse designed for freehold titling is calculated as a proportion of the lot before reconfiguration.
PO9 Buildings are low rise and of a house-compatible scale.	AO9.1 Building height does not exceed 8.5m

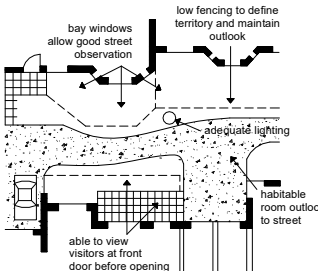
Performance outcomes	Acceptable outcomes
<p>PO10</p> <p>Front boundary setbacks (other than basements) that:</p> <ol style="list-style-type: none"> (1) create an attractive, consistent and cohesive streetscape; (2) result in development not being visually dominant or overbearing with respect to the streetscape; (3) assist in achieving visual privacy to ground floor dwellings from the street; (4) support the location of balconies for casual surveillance of the street and articulation of the building facade; (5) provide for landscaping to soften and screen the built form, including deep planting areas to retain or establish significant vegetation; (6) provide for usable open space for the residents; (7) provide for visitor car parking for apartment development where adjoining the driveway and landscaped or screened from the street; and (8) where tandem car parking spaces are proposed in front of townhouse garages, they are contained wholly within the property boundary. <p>Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.</p>	<p>AO10.1</p> <p>Buildings are set back 6m from street frontages.</p>
<p>PO11</p> <p>Side and rear boundary setbacks:</p> <ol style="list-style-type: none"> (1) minimise the impacts of development on the amenity and privacy of existing and future adjoining residents; (2) does not prejudice the intended future development of adjoining sites; 	<p>AO11.1</p> <p>The side boundary setback:</p> <ol style="list-style-type: none"> (1) provides that a built-to-boundary wall do not exceed 4.5m in height and 9m in total length along any one external boundary; and (2) otherwise, for townhouse development buildings are set back is a minimum of: <ol style="list-style-type: none"> (a) 1.5m for a wall up to 4.5m high;

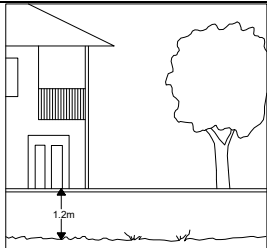
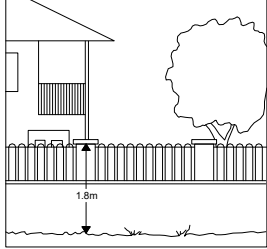
Performance outcomes	Acceptable outcomes
<p>(3) contribute to the pattern of the streetscape consistent with the intended neighbourhood character;</p> <p>(4) support the separation of buildings to provide visual and acoustic privacy;</p> <p>(5) maintain sufficient levels of natural light, and air circulation for residents of the development and adjoining sites;</p> <p>(6) ensure daylight penetrates all sides of the proposed building;</p> <p>(7) provide for communal (where required) and private open space areas;</p> <p>(8) provide space for service functions (except car parking), including clothes drying areas if needed;</p> <p>(9) support the introduction of landscaping to complement building massing, screen buildings and support the privacy of existing and future adjoining residents; and</p> <p>(10) provide for deep planting areas, to retain and protect significant native trees (except where not practicable) and vegetation, or establish large subtropical shade trees.</p> <p>Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.</p>	<p>(b) 2m for a wall up to 8.5m high; and</p> <p>(3) for apartment development on a lot 800m² to 1000m², is a minimum of 3m to a balcony or the building wall; or</p> <p>(4) for apartment development on a lot greater than 1000m², is a minimum of 4m to a balcony or the building wall.</p> <p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p> <p>AO11.2</p> <p>The rear boundary setback is:</p> <p>(1) for a townhouse development a minimum of 3m; or</p> <p>(2) for apartment development on a lot 800m² to 1000m², a minimum of 5m to a balcony or the building wall; or</p> <p>(3) for apartment development on a lot greater than 1000m², a minimum of 6m to a balcony or the building wall.</p>
<p>PO12</p> <p>Buildings are designed to:</p> <p>(1) contribute to an attractive streetscape and intended character of the local area;</p> <p>(2) be orientated to the street;</p> <p>(3) incorporate balconies that address street frontages and public spaces;</p> <p>(4) provide modulation and articulation in the building façade and elevations horizontal and vertical profiles;</p> <p>(5) provide projections and recesses in the facade and elevations that reflect changes of internal functions of buildings, including circulation;</p> <p>(6) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features;</p> <p>(7) use similarly proportioned roof forms, doors, windows and balconies to complement the local character;</p> <p>(8) break up the appearance of large buildings through roof form, materials, projections and recesses that reflect the existing streetscape scale; and</p>	<p>No acceptable outcome is nominated.</p> <p>Figures 6.2.2.3.4 and 6.2.2.3.5 illustrates.</p>

Performance outcomes	Acceptable outcomes
(9) articulate building entrances and openings.	
PO13 Development ensures that: <ol style="list-style-type: none"> (1) corner sites address both street frontages; and (2) key corners are given prominence by changes in articulation, materials, colour/artwork and roof expression. 	No acceptable outcome is nominated. Figures 6.2.2.3.4 and 6.2.2.3.5 illustrates.
PO14 Development for services and related structures: <ol style="list-style-type: none"> (1) are accessible for maintenance; (2) are integrated to blend into the overall development design; and (3) are designed and orientated to not visually dominate the street frontage. 	AO14.1 Services and related structures (such as electricity transformers, fire hydrant and booster assemblies) where located in the front boundary setback: <ol style="list-style-type: none"> (1) extend for no more than 5m or 10% of the street frontage (whichever is lesser); (2) are orientated towards internal driveways or footpaths; and (3) are located, screened with similar materials to the building or landscaped to not be visually obtrusive when viewed from the street. Figure 6.2.2.3.5 illustrates.
PO15 Multiple dwelling building walls are designed to: <ol style="list-style-type: none"> (1) be visually interesting through the provision of articulation on the side and rear walls; (2) avoid highly reflective finishes; (3) break up multiple dwelling development to reduce the scale and bulk of the buildings; and (4) support dual-orientation dwellings to provide for natural cross ventilation. 	AO15.1 The maximum length of a building wall in any direction is 30m, with a change in the building line every 15m on side and rear walls of plus or minus 1.5m for a length not less than 5m. Figures 6.2.2.3.4 and 6.2.2.3.5 illustrates. Editor's note—full building separation provides a minimum of 6m for apartments and 3m for townhouses.
PO16 Design elements promote a subtropical and climate responsive design character through: <ol style="list-style-type: none"> (1) the use of deep balconies, decks and eaves; (2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible; (3) maximising dwellings with a northern aspect; (4) maximising dual orientation of habitable rooms to provide for natural cross ventilation; (5) integration of buildings within landscape planting and deep planting areas to create a pleasant micro-climate; 	No acceptable outcome is nominated Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT);

Performance outcomes	Acceptable outcomes
<p>(6) screening habitable rooms from the western sun, using building and landscape elements.</p> <p>Editor's note—Applicants should have regard to:</p> <ol style="list-style-type: none"> 1. Subtropical Design in South East Queensland: A handbook for planners, developers and decision makers; and 2. Planning Scheme Policy 7: Multiple Dwelling Design. 	
<p>PO17</p> <p>The design of roof form, rooftops and building caps:</p> <ol style="list-style-type: none"> (1) provides an interesting and attractive roof-scape that enhances the architectural distinction of the building and makes a positive contribution to the local character; (2) is articulated to reduce the bulk and scale of a building when viewed from the street (3) considers the ability for discreet placement and optimum orientation of solar panels; (4) maximises solar access for dwellings during winter and provides shade in summer; and (5) incorporates variety in design; and (6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment; and (7) avoids highly reflective finishes. 	<p>AO17.1</p> <p>Roof form is designed to:</p> <ol style="list-style-type: none"> (1) include interesting forms created through pitches, gables, skillions or other features; (2) be articulated to break down the roof and building bulk and scale; (3) provide opportunity for stormwater collection, solar energy and communal open space; (4) be angled to the north and east to maximise solar access in winter; and (5) incorporate hoods and overhangs to shade walls and windows from the summer sun. <p>Figures 6.2.2.3.4 and 6.2.2.3.5 illustrates.</p> <p>AO17.2</p> <p>Rooftop service structures, plant and equipment are:</p> <ol style="list-style-type: none"> (1) integrated into the building design to be an architectural feature; or (2) discreet or effectively screened; and (3) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner. <p>AO17.3</p> <p>Where rooftops are used for communal open space:</p> <ol style="list-style-type: none"> (1) service structures, plant and equipment are visually and acoustically screened; and (2) landscaping is provided to provide shade and visual relief.

Performance outcomes	Acceptable outcomes
PO18 Parking facilities for apartment development: (1) are contained within a basement level or within the building footprint where located at ground level; (2) are designed to not dominate the streetscape or the building form when viewed from the street, other public spaces and adjoining properties; (3) provide storage for residents; and (4) mitigate amenity impacts on adjoining residents.	AO18.1 Parking facilities for residents (excludes visitor car parking): (1) are located in a basement level; or (2) within the building footprint at ground level where; (a) landscaped and screened from view from the street, other public spaces and adjoining properties; (b) integrated into the building façade through architectural elements; and (3) provide storage for residents.
	AO18.2 Visitor car parking (excludes resident parking) are located: (1) in a basement level; or (2) at ground level within the building footprint where landscaped or screened from view from the street, other public spaces and adjoining properties; or (3) in the front setback where adjoining the driveway and landscaped or screened from view from the street.
PO19 Parking facilities for townhouse development are located so they do not dominate the streetscape or the building form when viewed from the street.	AO19.1 Vehicle parking structures are located behind the front building alignment.
PO20 Driveways and internal access ways are located and designed to: (1) integrate into the overall building design; (2) define the public and private space; (3) support active street frontages and enhance the streetscape character; (4) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape; (5) minimise visual impact of long driveways through changing alignments and landscaping; (6) be located on secondary/rear frontages, where available; (7) limit the number and width of driveway crossovers to the minimum required; (8) minimise the extent of internal access ways; (9) mitigate impacts on neighbouring properties; (10) maximise the availability of on-street parking;	AO20.1 Driveways and internal access ways are located and designed: (1) to incorporate high quality pavement materials, textures and colours that are consistent with the overall building design; (2) to be limited to one crossover per street frontage; (3) to provide the minimum width required; (4) to be offset from the side boundary by a minimum of 1m to allow for landscaping; and (5) to minimise and soften visual impacts through a. offset alignment of the driveway and landscaping to screen the view of the driveway from the street; b. a change in alignment within 20m from the street frontage; and

Performance outcomes	Acceptable outcomes
<p>(11) support the retention or establishment of street trees; and</p> <p>(12) allow for refuse collection and street infrastructure.</p>	<p>c. soft landscaping along the driveway and at the end of the straight alignment.</p> <p>Figure 6.2.2.3.5 illustrates.</p>
<p>PO21</p> <p>Development provides front fences or walls along street frontages, or public spaces, that create an attractive streetscape by:</p> <ol style="list-style-type: none"> (1) incorporating a mixture of building materials that complement the design of buildings; (2) providing visual interest and a softening of the visual impact where significant in length; (3) highlighting the entrance to the property. 	<p>AO21.1</p> <p>Fences or walls along a street front or public space are designed to incorporate a mixture of building materials that complement the design of the building.</p> <p>AO21.2</p> <p>Where a fence or wall along street frontages or public spaces exceeds 10m in length, indentations, material variation or soft landscaping (including planter boxes) are incorporated.</p> <p>Figure 6.2.2.3.5 illustrates.</p>
<p>PO22</p> <p>Development is designed to discourage crime and anti-social behaviour by:</p> <ol style="list-style-type: none"> (1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided) pedestrian and cycle paths, including the primary pedestrian entrance and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; (4) providing direct movements with clear unobscured sight lines; and (5) having fencing and walls along a street frontage or public space incorporate visually permeable materials and treatments. 	<p>AO22.1</p> <p>Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces. Figures 6.2.2.3.1 and 6.2.2.3.4 illustrate.</p>  <p>Figure 6.2.2.3.1—Overlooking</p> <p>AO22.2</p> <p>Fences or walls along a street frontage or public space have a maximum height of:</p> <ol style="list-style-type: none"> (1) 1.2m where solid; or (2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent. <p>Figures 6.2.2.3.2 and 6.2.2.3.3 illustrate.</p>

Performance outcomes	Acceptable outcomes
	 <p>Figure 6.2.2.3.2—Fencing (1)</p>  <p>Figure 6.2.2.3.3—Fencing (2)</p>
<p>PO23</p> <p>On elevated or steeply sloping sites:</p> <ol style="list-style-type: none"> (1) development is sympathetic to the natural landform through the use of terraced or split level building forms that minimise ground level disturbance outside the building footprints; and (2) the understoreys of buildings are screened to maintain the quality of view when viewed from below. 	<p>No acceptable outcome is nominated.</p>
Amenity	
<p>PO24</p> <p>Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas, or through the use of screening devices. Where screening devices are used, they are integrated with the building design.</p>	<p>AO24.1</p> <p>Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by:</p> <ol style="list-style-type: none"> (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. <p>Figure 6.2.2.3.6 illustrates</p>
	<p>AO24.2</p> <p>Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space</p>

Performance outcomes	Acceptable outcomes
	<p>of another dwelling. Screening is achieved by:</p> <ol style="list-style-type: none"> (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) planting that will achieve a minimum of 2m in height at maturity. <p>Figure 6.2.2.3.6 illustrates.</p>
	<p>AO24.3</p> <p>Where incorporating screening devices, they are:</p> <ol style="list-style-type: none"> (1) solid translucent screens or perforated panels or trellises that have a maximum of 25 % openings, with a maximum opening dimension of 50mm and are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building. <p>Figure 6.2.2.3.6 illustrates.</p>
<p>PO25</p> <p>Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.</p>	<p>AO25.1</p> <p>Side and rear boundary fences are a minimum of 1.8m in height where adjoining a residential use.</p> <p>Figure 6.2.2.3.6 illustrates.</p>
<p>PO26</p> <p>Development is designed to facilitate the retention and establishment of significant trees and street trees (except where not practicable) that:</p> <ol style="list-style-type: none"> (1) complement and soften the scale and bulk of the built form; (2) support an attractive streetscape; (3) enhance the amenity of residents; and (4) provide natural shade to improve the micro-climate. <p>Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.</p>	<p>No acceptable outcome is provided.</p>
<p>PO27</p> <p>On-site landscaping is provided to:</p> <ol style="list-style-type: none"> (1) contribute to an attractive streetscape (2) enhance the appearance of the development; (3) complement any native vegetation within the site; (4) provide for the retention or establishment of significant trees in deep planting areas 	<p>AO27.1</p> <p>A minimum of 20% of the site is planted or grassed landscaping (rather than hardstand), including 10% of the site for deep planting areas.</p> <p>Editor's note-landscaping that is not deep planting areas can be located in communal open space areas.</p> <p>AO27.2</p>

Performance outcomes	Acceptable outcomes
<p>(5) provide privacy between on-site dwellings and adjoining properties;</p> <p>(6) provide natural shade to mitigate heat island effects;</p> <p>(7) soften and break up the extent of driveways and internal access ways; and</p> <p>(8) screen unsightly components.</p>	<p>A 2m wide planted landscaped area is provided along the length of any public road frontage.</p> <p>AO27.3 Development provides:</p> <p>(1) a minimum 1m wide planted landscaped area on a side boundary where a driveway, or a ground level open parking area, is located adjacent the boundary; and</p> <p>(2) an extended landscaped area of a minimum of 1.5m for every 5m of driveway length.</p>
<p>PO28 Deep planting areas are provided that:</p> <p>(1) are located to retain or establish significant trees to soften the built form;</p> <p>(2) are co-located with communal open space, street trees or deep planting areas on adjoining properties;</p> <p>(3) are accessible to provide informal recreation spaces for residents;</p> <p>(4) are of sufficient size and dimension to support the retention or establishment of significant trees that at maturity complement the scale and height of the built form;</p> <p>(5) are open to the sky with access to light and rainfall;</p> <p>(6) are maintained exclusively for landscaping, with no underground development or infrastructure;</p> <p>(7) reduce urban heat island effects by improving the micro-climate; and</p> <p>(8) provide water quality and quantity benefits from the natural filtration of rainfall into the ground.</p>	<p>AO28.1 Deep planting areas are located:</p> <p>(1) within boundary setbacks to soften the built form as viewed from the street and adjoining properties;</p> <p>(2) to retain significant trees; and</p> <p>(3) to co-locate with communal open space, street trees or deep planting areas on adjoining properties.</p> <p>AO28.2 Deep planting areas are:</p> <p>(1) a minimum of 10% of the site;</p> <p>(2) a minimum unobstructed dimension of 4m in any direction; and</p> <p>(3) completely open to the sky.</p> <p>Editor's note-the deep planting area acceptable outcome for a minimum of 10% of a site is part of the overall minimum 20% landscaping for a site rather than in addition.</p> <p>AO28.3 Deep planting areas are exclusively for landscaping and do not contain:</p> <p>(1) driveways, manoeuvring or hardstand areas and pedestrian paths;</p> <p>(2) surface structure and infrastructure such as water tanks or utilities; and</p> <p>(3) sub-surface structures or infrastructure such as basement car parking and water supply or wastewater infrastructure.</p>
<p>PO29 Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO30 Siting and design achieves a high level of amenity for occupants by minimising impacts</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.	
PO31 Development minimises the extent of shadows on useable private open space or public spaces, and provides adequate sunlight to habitable rooms on the site and adjoining land.	AO31.1 Solar access to habitable rooms and private open space of dwellings: (1) is not less than 3 hours between 9am and 3pm on June 21; or (2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.
PO32 Waste and recycling container storage areas: (1) for apartment development are located within the building footprint; (2) provide an accessible location for residents and waste collection; (3) are not be visible from street and other public spaces; (4) mitigate adverse amenity impacts in terms of odour, noise and visual impacts on residents on-site and residents on adjoining properties.	AO32.1 Waste and recycling container storage areas are: (1) located within the building footprint for an apartment development; (2) co-located in car parking areas, in a basement or at ground level; (3) separated from open space areas on-site and on adjoining properties; (4) screened or enclosed; (5) integrated into the building design, using similar material and finishes; and (6) well ventilated.
PO33 Development site layout and design enhances and complements the character of the surrounding neighbourhood and responds to the topography, natural values and development constraints by: (1) integrating into the surrounding residential neighbourhood; (2) providing an attractive and interesting streetscape; (3) taking advantage of the site's natural features like views, vistas, existing vegetation and landmarks; (4) minimising and mitigating impacts on ecological corridors and native vegetation; and (5) minimising alteration to natural topography and drainage lines. Editor's note-this performance outcome can be met through submission of, a Concept Design Proposal, concept prepared in accordance with Planning Scheme Policy 7 Multiple Dwelling Design. that demonstrates the design process and includes: (1) site and neighbourhood analysis; (2) building design criteria/principles informed by an opportunities and constraints analysis; and	No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.

Performance outcomes	Acceptable outcomes
(3) outline how the layout and design responds to the site, streetscape, surrounding neighbourhood and natural values constraints.	
Reconfiguration	
PO34 Lots less than 400m ² and with a frontage width less than 10m are not created.	AO34.1 Reconfiguration achieves a minimum lot size of 400m ² and a minimum frontage width of 10m.
PO35 Reconfiguration of a townhouse development to establish freehold lots only occurs where: (1) the townhouse development is designed to be freehold titled by ensuring: (a) the townhouse development remains in compliance with the development approvals following reconfiguration; (b) each townhouse remaining a self-contained residence following reconfiguration; (c) that dependant activities of the development are not separated by freehold titling; (2) the lots are created following construction of the townhouses; (3) equitable sharing and ongoing maintenance of any shared facilities or infrastructure is established. Editor's note- material change of use and reconfiguration applications may be submitted together to allow concurrent assessment.	No acceptable outcome is nominated.
Precinct LMDR1: South East Thornlands	
PO36 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.2.3.7 road movement network and 6.2.2.3.8 pedestrian, cycle and public transport network.	AO36.1 Roads, intersections, paths and public transport stops and associated treatments are established in accordance with Figures 6.2.2.3.7 road movement network and 6.2.2.3.8 pedestrian, cycle and public transport network.
PO37 Where development involves or adjoins nominated boulevard roads, the road design: (1) creates a grand avenue character, being 50m wide for the central boulevard and 25m wide for the southern boulevard; (2) incorporates very wide landscaped medians that are of a sufficient width to support fauna movement; and (3) wide shoulders and verges which accommodate separated pedestrian and cyclist paths and dense landscaping.	AO37.1 Total width of the boulevard is: (1) central boulevard - 50m; and (2) southern boulevard - 25m.

Performance outcomes	Acceptable outcomes
PO38 Development is set back from Cleveland Redland Bay Road and Boundary Road by a distance sufficient to accommodate substantial landscaping to retain a heavily vegetated character.	AO38.1 In addition to any widening of the road reserve required by the Queensland Government, development provides a 15m wide strip either side of Cleveland Redland Bay Road and Boundary Road which is densely vegetated by trees and shrubs.
PO39 Development adjoining Cleveland Redland Bay Road and Boundary Road attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: <ol style="list-style-type: none"> (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability. 	No acceptable outcome is nominated.
PO40 Development facilitates: <ol style="list-style-type: none"> (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) a mix of affordable housing types; (4) access to community infrastructure and public transport services at an early stage of development; and (5) land for community uses and public services, including open space, education, health, social and emergency services where appropriate. 	No acceptable outcome is nominated.
PO41 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
PO42 Dual occupancies and multiple dwellings are not established on lots that directly adjoin land within the Low Density Residential Precinct LDR2.	No acceptable outcome is nominated.
PO43 Lots that directly adjoin land within the Low Density Residential Precinct LDR2 achieve a minimum site area of 1200m ² and a minimum frontage width of 25m.	No acceptable outcome is nominated.
Precinct LMDR2: Kinross Road	
PO44 Development does not create any additional vehicular access points to Panorama Drive. New lots are provided with access from internal roads.	AO44.1 No new access points from lots are provided to Panorama Drive.
PO45	AO45.1

Performance outcomes	Acceptable outcomes
Development does not create any additional vehicular access points to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.	No new access points from lots are provided to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road.
PO46 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.2.3.9 road movement network and 6.2.2.3.10 pedestrian, cycle, public transport and parks network.	AO46.1 Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with Figures 6.2.2.3.9 road movement network and 6.2.2.3.10 pedestrian, cycle, public transport and parks network.
PO47 Development adjoining Panorama Drive is set back by a sufficient distance to provide for acoustic treatments and substantial landscaping.	No acceptable outcome is nominated.
PO48 Development adjoining Panorama Drive attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability,	No acceptable outcome is nominated.
PO49 Development adjoining Panorama Drive provides landscaping to create a heavily vegetated, high visual quality environment.	No acceptable outcome is nominated.
PO50 Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.	AO50.1 Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including: (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
PO51 The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.	AO51.1 The road is designed as a boulevard style trunk collector, having: (1) a minimum road width of 20m;

Performance outcomes	Acceptable outcomes
	(2) no direct vehicular access from new uses and lots adjoining the trunk collector; and (3) a left in, right in and left out only intersection to Panorama Drive.
PO52 Where development involves nominated esplanade roads treatments adjoining open space, the road design: <ol style="list-style-type: none"> (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation. 	No acceptable outcome is nominated.
PO53 To encourage funnelling of fauna to the fauna crossing at Kinross Road, fauna exclusion fencing is provided to lots and roads adjoining the east west open space corridor on the western side of Kinross Road (in the Low medium density residential zoned parts of 68-70 Kinross Road - land no. 130759, lot 2 RP156850, and 64-66 Kinross Road - land no. 130879, lot 15 RP73640).	No acceptable outcome is nominated.
PO54 Development facilitates: <ol style="list-style-type: none"> (1) a logical pattern of development; (2) minimal requirement for earthworks and retaining walls; (3) efficient use of land and infrastructure; (4) a mix of affordable housing types; (5) net residential densities are not less than 15 dwellings per hectare; (6) access to community infrastructure and public transport services at an early stage of development; and (7) land for community uses and public services, including open space, education, health, social and emergency services where appropriate. 	No acceptable outcome is nominated.
PO55 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
PO56 Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.	No acceptable outcome is nominated.
PO57	

Performance outcomes	Acceptable outcomes
To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.	No acceptable outcome is nominated.

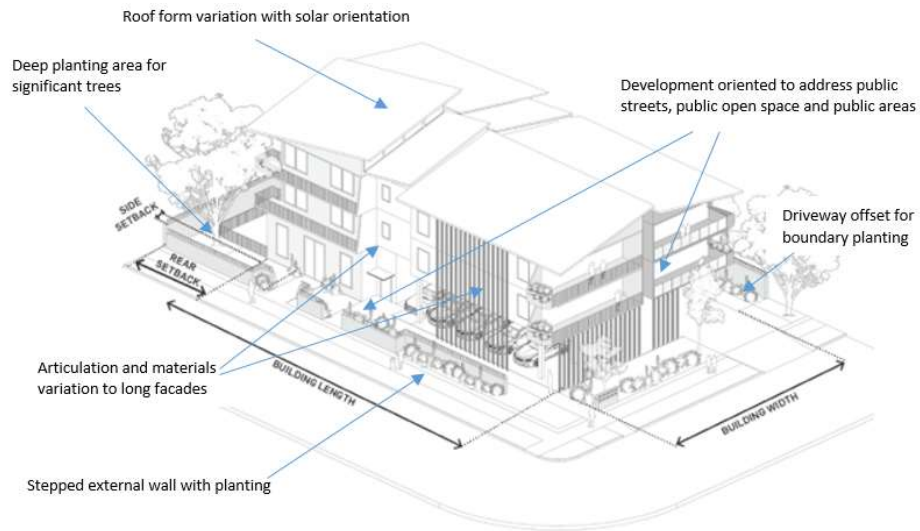


Figure 6.2.2.3.4 —building design and streetscape.

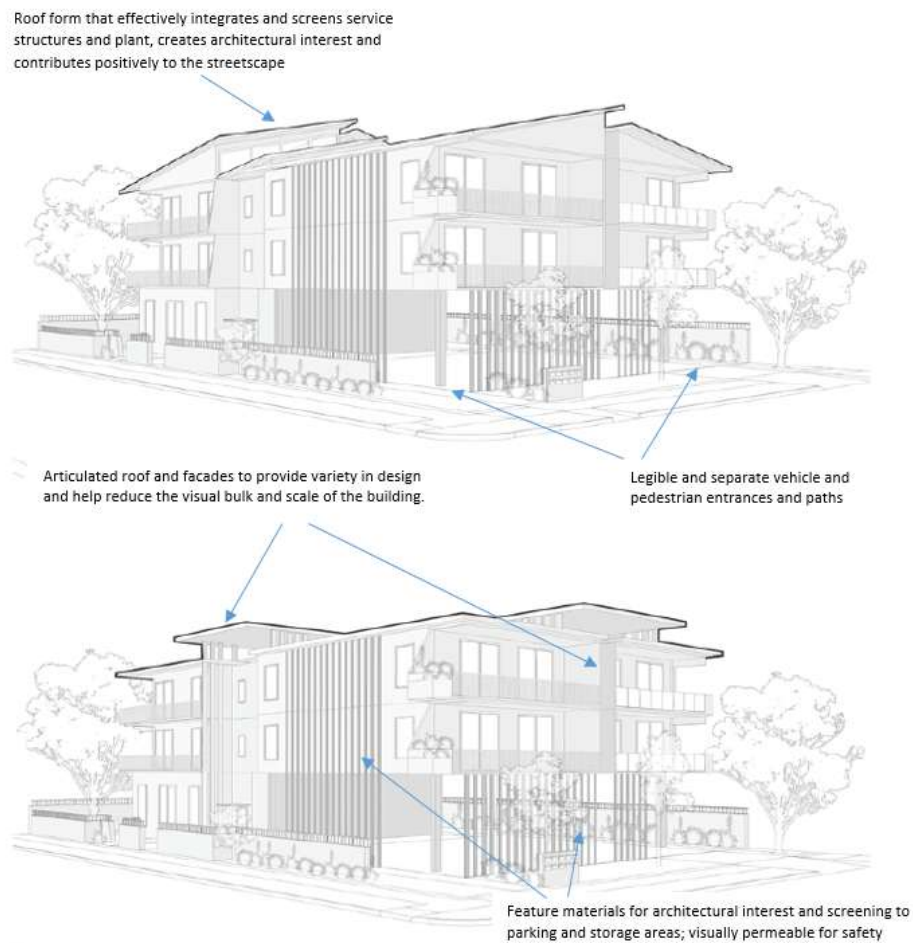


Figure 6.2.2.3.5 — design, materials and roof form.

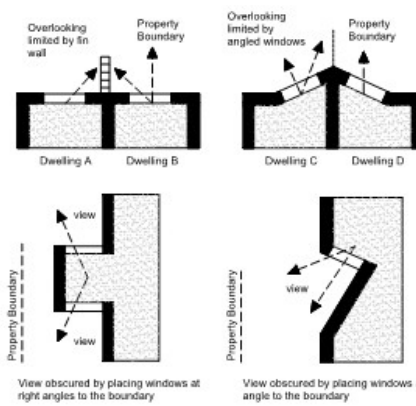
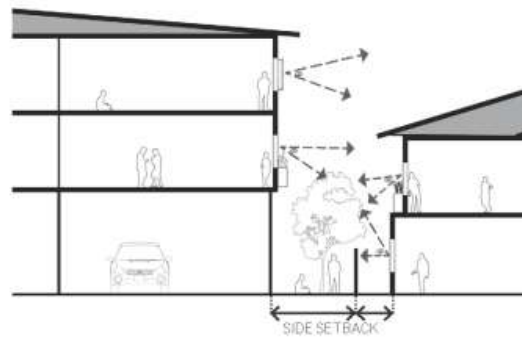
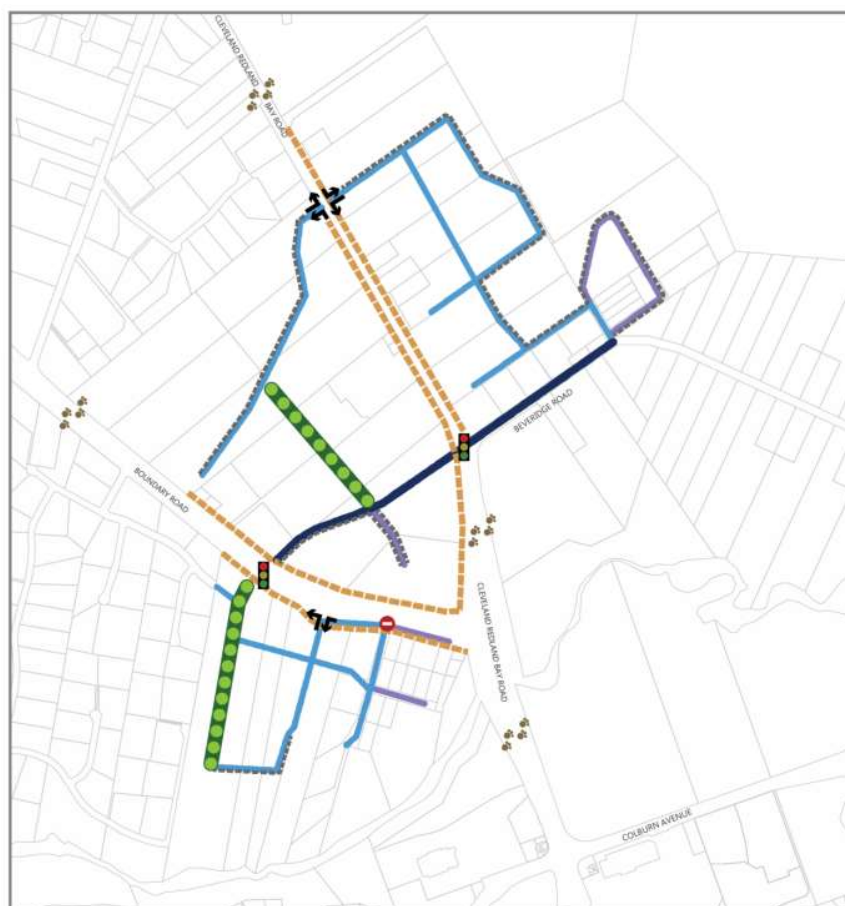


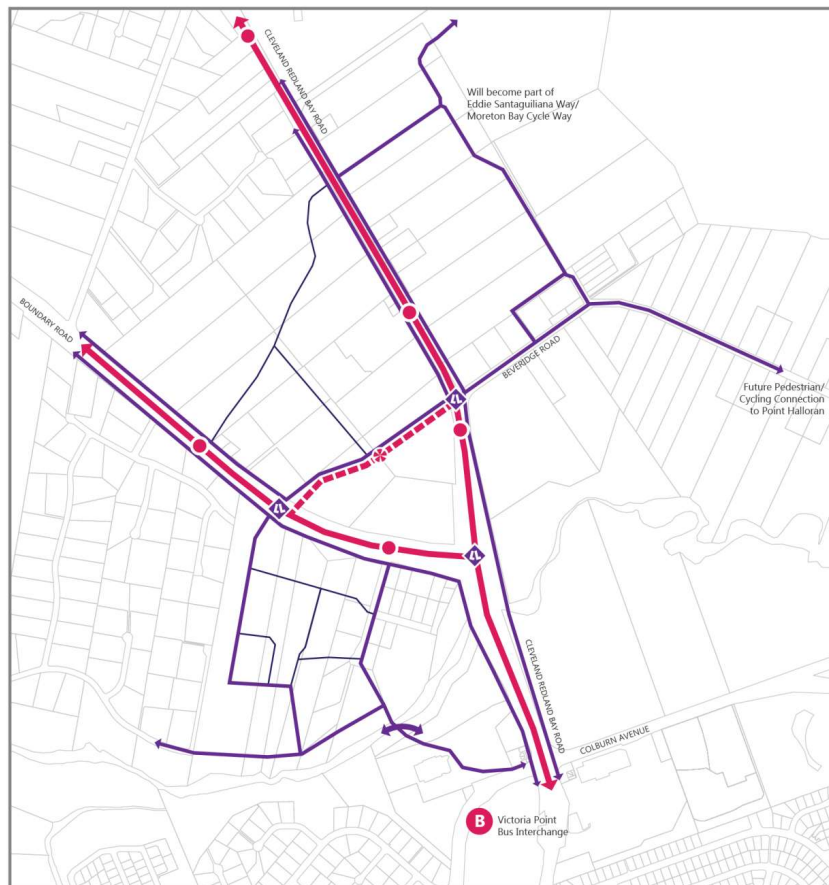
Figure 6.2.2.3.6 —privacy between dwelling units.



South East Thornlands - Road Movement Network

- Trunk Collector
- Boulevard
- Collector Street
- Access Street/Place
- Landscaping and Acoustic Treatment
- Esplanade Treatment
- Intersection - Left in, Left out only
- Intersection - 4 way signalised
- No direct access to Boundary Road
- Recommended Fauna Crossing Locations

Figure 6.2.2.3.7 —South East Thornlands: road movement network



South East Thornlands - Pedestrian, Cycle and Public Transport Network

- | | |
|-----------------------------------------------|----------------------------------------------|
| ↔ Primary Pedestrian Cycle Link | ↔ Existing Bus Priority and Line Haul Routes |
| — Secondary Pedestrian Cycle Link | ⓑ Bus Station |
| ↔ Shared Pedestrian Cycle Bridge | ● Existing Bus Stops |
| ⓐ Controlled Pedestrian/Cycle Crossing Points | --- Potential Bus Route |
| | * Potential Bus Stop |



Figure 6.2.2.3.8 —South East Thornlands: pedestrian, cycle and public transport network



Kinross Road - Road Movement Network

- | | |
|---------------------------------------------------------|-----------------------------------------------|
| Trunk Collector (Boulevard) | Intersection - Left in/Right in/Left out only |
| Collector Street | Intersection - Signalised |
| Landscaping/Acoustic Treatment/ Road Access Restriction | Roundabout |
| Esplanade Treatment | Fauna Crossing |
| Proposed Road Closure | Pedestrian/Cycle/Emergency Access |
| | Future Northern Public Transport Corridor |
| | Access Place/Access Easement |



Figure 6.2.2.3.9 —Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- | | |
|-----------------------------------------------|------------------------------------------|
| ↔ Primary Pedestrian Cycle Link | ↔ Existing Bus Priority Line Haul Routes |
| — Secondary Pedestrian Cycle Link | ● Existing Bus Stops |
| ⚠ Controlled Pedestrian/Cycle Crossing Points | --- Potential Bus Route |
| | * Potential Bus Stop |
| | ■ Parkland Area - Community Park |
| | ■ Parkland Area - Neighbourhood Park |



Figure 6.2.2.3.10 —Kinross Road: pedestrian, cycle, public transport and parks network

6.2.5 Tourist accommodation zone code

6.2.5.1 Application

This code applies to development:

- (1) within the tourist accommodation zone as identified on the zoning maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the tourist accommodation zone code by the tables of assessment in Part 5 (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.

6.2.5.2 Application

- (1) The purpose of the tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities on North Stradbroke Island.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the tourist accommodation zone predominantly consists of multiple dwellings, short term accommodation and tourist resorts and related support facilities for Point Lookout's holiday population;
 - (b) non-residential or non-accommodation uses occur where they are small in scale, provide services primarily for tourists and do not compromise the role of the island's centres. Such uses are provided as part of a mixed use development with tourist accommodation;
 - (c) in order to retain larger land parcels for development, further subdivision of land within this zone does not occur;
 - (d) buildings are set back from property boundaries to maintain an attractive streetscape character and protect the privacy and amenity of adjoining dwellings;
 - (e) development incorporates architectural styles and elements that reduce the visual impact of the built form;
 - (f) development design is supported by a contextual site analysis, and is of an appropriate height that maintains views to ridgelines and other prominent local features, and uses a site layout that best provides for equitable access to light and breezes for occupants and neighbours;
 - (g) development achieves a well-designed, architecturally interesting built form through a mix of articulation of building elements, roof forms, screening, textures, materials and colours;
 - (h) development makes a positive contribution to the streetscape and character of the locality and strengthens site features, such as views, heritage or significant trees;
 - (i) development provides high-quality private and communal open spaces for residents that enhance liveability and meet recreational needs;
 - (j) development provides car parking that is integrated into the site and building and does not negatively impact on the site or adjoining sites or the quality and amenity of the streetscape;
 - (k) 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; and
 - (l) development retains (except where not practicable) or establishes significant trees in deep planting areas and avoids alteration to natural drainage lines.

Note – the retention of significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.

6.2.5.3 Tourist accommodation zone code – Specific benchmarks for assessment

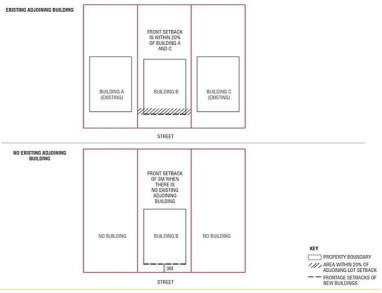
Table 6.2.5.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Good residential design promotes the efficient use of a lot, an acceptable amenity to residents, and facilitates off street parking.	AO1.1 A Dual occupancy complies with all 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 Planning Scheme Policy 7 Multiple Dwelling Design Guide provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme. The design principles of the policy are also relevant for other accommodation oriented development in the zone of a similar scale.	
Non residential/accommodation uses	
PO2 Non-residential or non-accommodation uses, only occur where they: <ol style="list-style-type: none"> (1) are small in scale; (2) are integrated with tourist accommodation activities as part of a mixed use development; (3) do not unduly detract from residential amenity; (4) provide services primarily for tourists; and (5) do not impact on the function of the island's centres. 	No acceptable outcome is nominated.
All residential and accommodation uses	
PO3 Land is predominantly used for tourist accommodation. Development supports and does not undermine this intention.	No acceptable outcome is nominated.
PO4 Multiple dwellings intended for permanent residential use are designed to minimise potential conflicts with tourist accommodation and related uses.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO5</p> <p>Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> (1) is readily accessible, usable and safe; (2) provides flexible spaces and recreation facilities suitable for a range of activities; (3) is landscaped to provide shade, creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas; (4) provides opportunity for casual social interaction; (5) is designed and located to minimise impacts on the amenity of residents of the development and neighbouring properties; (6) is co-located with but separate from deep planting areas (except where not practicable); and (7) minimises impervious ground level areas to improve on-site stormwater filtration. 	<p>AO5.1</p> <p>Where development involves more than 20 dwellings a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m².</p> <p>Note—Communal open space can be provided on rooftops, on podiums, at ground level, by indoor recreation facilities or a combination of these.</p> <p>AO5.2</p> <p>A communal open space area is designed to:</p> <ol style="list-style-type: none"> (1) be centrally located to be readily accessible for residents via pedestrian pathways; (2) be co-located with deep planting areas where practicable; (3) ensure that 50% of the principal usable area receives a minimum of two hours of direct sunlight between 9am and 3pm on 21 June; (4) be clearly distinguished from any private open space; (5) be well lit and subject to passive surveillance; (6) provide a range of recreational facilities including, for example: <ol style="list-style-type: none"> (a) seating for individuals or groups; (b) barbeque areas; (c) play equipment or play areas; and (d) swimming pool, gyms, tennis court, common room or communal gardens; (7) provide a minimum of 15% planted or grassed landscaping, including a planted area with a minimum width of 1.5m where adjoining a neighbouring property; (8) ensure a minimum of 15% of the area is shaded by trees; (9) have a finished surface level with a gradient less than 5 percent; (10) have hard and soft landscape treatments; and (11) be clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage storage. <p>Editor's note: landscaping provided in communal open space is separate from deep planting areas.</p>
<p>PO6</p> <p>Development provides private open space that:</p>	<p>AO6.1</p> <p>For a ground floor dwelling, ground floor private open space is designed and located to:</p>

Performance outcomes	Acceptable outcomes
<p>(1) is useable in size and shape to meet the needs of a diversity of potential residents;</p> <p>(2) is functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling;</p> <p>(3) is clearly identified as private open space;</p> <p>(4) provides a high level of privacy for residents and neighbours; and</p> <p>(5) is located and designed to enhance the liveability of residents.</p>	<p>(1) be orientated to the street, where adjoining a street frontage for an apartment development;</p> <p>(2) predominately face north, east or west, except where orientated to the street;</p> <p>(3) provide a minimum area of 16m² if a dwelling in a residential care facility; or</p> <p>(4) provide a minimum area of 25m² for all other dwellings;</p> <p>with:</p> <p>a. a minimum dimension of 4m and clear of any utilities such as gas, clothes drying facilities, water tanks or air-conditioning units;</p> <p>b. direct access from living or common areas to extend the living space;</p> <p>c. screening or fencing to clearly identify the area as private open space;</p> <p>d. a high level of privacy for residents and neighbours; and</p> <p>e. a high level of acoustic amenity.</p> <p>AO6.2 For dwellings above ground level, private balconies are designed and located to:</p> <p>(1) be orientated to the street, where adjoining a street frontage;</p> <p>(2) predominately face north, east or west, except where orientated to the street;</p> <p>(3) be orientated with the longer side facing outwards, or open to the sky, to optimise daylight access into adjacent rooms;</p> <p>(4) provide a minimum of 10m² if a dwelling in a residential care facility; or</p> <p>(5) for all other dwellings:</p> <p>(c) a minimum area of 10m² for a 1 bedroom unit; or</p> <p>(d) a minimum area of 16m² for a two or more bedroom unit;</p> <p>with:</p> <p>a. a minimum dimension of 3m and clear of any air conditioning unit or drying space;</p> <p>b. direct access from living or common areas to extend living areas; and</p> <p>c. a high level of privacy for residents and neighbours.</p> <p>AO6.3</p>

Performance outcomes	Acceptable outcomes
	Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.
Reconfiguration	
PO7 Existing lot sizes are maintained or increased to facilitate integrated tourist uses.	AO7.1 Reconfiguration does not result in a smaller lot size.
Built form	
PO8 Buildings are generally two to three storeys, and retain views to vegetated ridgelines.	AO8.1 Building height is a maximum of 11.5m.
PO9 Development occurs on a site that has an area and street frontage width that is sufficient to: (1) accommodate the scale and form of well-designed and articulated multiple dwelling building; (2) allow buildings to be oriented to the street; (3) provide for communal and private open spaces at ground level; (4) provide safe and convenient vehicle access to the site; (5) accommodate on-site parking for residents and visitors, and waste and delivery vehicles manoeuvring; (6) deliver substantial landscaping including deep planting areas to retain or establish significant trees; and (7) provide adequate building setbacks to adjoining properties to maintain residential amenity and privacy.	AO9.1 Development has a minimum site area and street frontage width of: (1) 800m ² and 20m, for a building 3 storeys or less in height; or (2) 1,000m ² and 20m, for a building 4 storeys or greater in height.
PO10 Site cover: (1) is consistent with the intended medium density character of the area and immediate streetscape (2) mitigates the bulk and scale of development; (3) provides natural light, sunlight and breeze to living and open space areas; (4) provides for privacy between dwelling units for residents and neighbouring properties; (5) supports residential amenity for residents and neighbouring properties (6) provides usable open space for residents; and (7) allows for substantial landscaping, including deep planting areas to retain or establish significant trees.	AO10.1 Site cover does not exceed 50%.

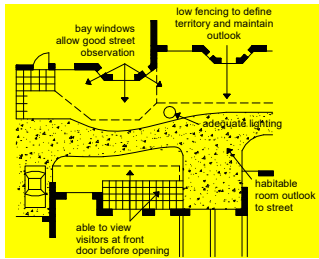
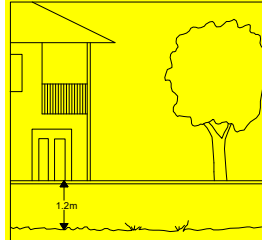
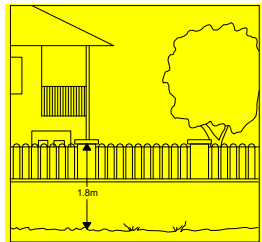
Performance outcomes	Acceptable outcomes
<p>PO11</p> <p>Front boundary setbacks (other than basements):</p> <ol style="list-style-type: none"> (1) create an attractive, consistent and cohesive streetscape; (2) result in development not being visually dominant or overbearing with respect to the streetscape; (3) assist in achieving visual privacy to ground floor dwellings from the street; (4) support the location of balconies for casual surveillance of the street and articulation of the building facade; (5) provide for landscaping to soften and screen the built form, including deep planting areas to retain or establish significant vegetation; (6) provide for usable open space for the residents; (7) provide for visitor car parking for apartment development where adjoining the driveway and landscaped or screened from the street; and (8) where tandem car parking spaces are proposed in front of townhouse garages, they are contained wholly within the property boundary. <p>Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.</p>	<p>AO11.1</p> <p>Buildings are set back from street frontages:</p> <ol style="list-style-type: none"> (1) within 20% of the average front setback of adjoining buildings; or (2) where there are no adjoining buildings: <ol style="list-style-type: none"> (a) 3m to the building wall and 5.5m for garage doors for townhouse development; or (b) 4m to balconies, eaves, awning or the like and 6m to building walls for apartment development and tourist accommodation. <p>Figures 6.2.5.3.1 and 6.2.5.3.5 illustrates.</p>  <p>Figure 6.2.5.3.1—Setbacks</p>
<p>PO12</p> <p>Side and rear boundary setbacks:</p> <ol style="list-style-type: none"> (1) minimise the impacts of development on the amenity and privacy of existing and future adjoining residents; (2) does not prejudice the intended future development of adjoining sites; 	<p>AO12.1</p> <p>At the side boundary:</p> <ol style="list-style-type: none"> (1) a built to boundary wall does not exceed 4.5m in height and 9m in length along any one boundary; and (2) otherwise, buildings are set back a minimum of: <ol style="list-style-type: none"> (a) 1.5m for a wall up to 4.5m high;

Performance outcomes	Acceptable outcomes
<p>(3) contribute to the pattern of the streetscape consistent with the intended neighbourhood character;</p> <p>(4) support the separation of buildings to provide visual and acoustic privacy;</p> <p>(5) maintain sufficient levels of natural light, and air circulation for residents of the development and adjoining sites;</p> <p>(6) ensure daylight penetrates all sides of the proposed building;</p> <p>(7) provide for communal (where required) and private open space areas;</p> <p>(8) provide space for service functions (except car parking), including clothes drying areas if needed;</p> <p>(9) support the introduction of landscaping to complement building massing, screen buildings and support the privacy of existing and future adjoining residents; and</p> <p>(10) provide for deep planting areas, to retain and protect significant native trees (except where not practicable) and vegetation, or establish large subtropical shade trees.</p> <p>Note – the retention of significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.</p>	<p>(b) 2m for a wall up to 8.5m high; and</p> <p>(c) 2m plus 0.5m for every 3m or part thereof by which the building exceeds 8.5m.</p> <p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p> <p>AO12.2</p> <p>The rear boundary setback is a minimum of 5m.</p>
<p>PO13</p> <p>Basements are designed to ensure:</p> <p>(1) located outside of deep planting areas;</p> <p>(2) designed to provide natural ventilation for basement car parking that is integrated into the building façade and landscape design; and</p> <p>(3) designed to have a strong relationship between the street and the proposed building and ground level open space.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO14</p> <p>Buildings are designed to:</p> <p>(1) contribute to an attractive streetscape and intended character of the local area;</p> <p>(2) be orientated to the street;</p> <p>(3) incorporate balconies that address street frontages and public spaces;</p> <p>(4) provide modulation and articulation in the building façade and elevations' horizontal and vertical profiles;</p> <p>(5) provide projections and recesses in the facade and elevations that reflect changes of internal functions of buildings, including circulation;</p>	<p>No acceptable outcome is nominated.</p> <p>Figures 6.2.5.3.6 and 6.2.5.3.7 illustrates.</p>

Performance outcomes	Acceptable outcomes
<p>(6) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features;</p> <p>(7) use similarly proportioned roof forms, doors, windows and balconies to complement the local character;</p> <p>(8) break up the appearance of large buildings through roof form, materials, articulation, projections and recesses that reflect the existing streetscape scale; and</p> <p>(9) articulate building entrances and openings.</p>	
<p>PO15</p> <p>Development for services and related structures:</p> <p>(1) are accessible for maintenance;</p> <p>(2) are integrated to blend into the overall development design; and</p> <p>(3) are designed and orientated to not visually dominate the street frontage.</p>	<p>AO15.1</p> <p>Services and related structures (such as electricity transformers, fire hydrant and booster assemblies) where located in the front boundary setback:</p> <p>(1) extend for no more than 5m or 10% of the street frontage (whichever is lesser);</p> <p>(2) are orientated towards internal driveways or footpaths; and</p> <p>(3) are located, screened with similar materials to the building or landscaped to not be visually obtrusive when viewed from the street.</p>
<p>PO16</p> <p>Multiple dwelling building walls are designed to:</p> <p>(1) be visually interesting through the provision of articulation on the side and rear walls;</p> <p>(2) avoid highly reflective finishes;</p> <p>(3) break up multiple dwelling development and reduce the scale and bulk of the buildings; and</p> <p>(4) support dual-orientation dwellings to provide for natural cross ventilation.</p>	<p>AO16.1</p> <p>The maximum length of a building wall in any direction is 30m, with a change in the building line every 15m on side and rear walls of plus or minus 1.5m for a length not less than 5m.</p> <p>Figures 6.2.5.3.6 and 6.2.5.3.7 illustrates.</p> <p>Editor's note-full building separation provides a minimum of 6m for apartments and 3m for townhouses.</p>
<p>PO17</p> <p>Design elements promote a subtropical and climate responsive design character through:</p> <p>(1) the use of deep balconies decks and eaves;</p> <p>(2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible;</p> <p>(3) maximising dwellings with a northern aspect;</p> <p>(4) maximising dual orientation of habitable rooms to provide for natural cross ventilation;</p> <p>(5) integration of buildings with landscape planting and deep planting areas to create a pleasant micro-climate;</p>	<p>No acceptable outcome is nominated</p> <p>Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).</p>

Performance outcomes	Acceptable outcomes
<p>(6) screening habitable rooms from the western sun, using building and landscape elements; and</p> <p>(7) integration of buildings within landscape planting.</p> <p>Editor's note—Applicants should have regard to:</p> <ol style="list-style-type: none"> 1. Subtropical Design in South East Queensland: A handbook for planners, developers and decision makers; and 2. Planning Scheme Policy 7: Multiple Dwelling Design. 	
<p>PO18</p> <p>The design of roof form, rooftops and building caps of apartments:</p> <ol style="list-style-type: none"> (1) provides an interesting and attractive roof-scape that enhances the architectural distinction of the building and makes a positive contribution to the local character; (2) is articulated to reduce the bulk and scale of a building when viewed from the street (3) considers the ability for discreet placement and optimum orientation of solar panels; (4) maximises solar access for dwellings during winter and provides shade in summer; and (5) incorporates variety in design; and (6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment; and (7) avoids highly reflective finishes. 	<p>AO18.1</p> <p>Roof form, rooftops and building caps are designed to:</p> <ol style="list-style-type: none"> (1) include interesting forms created through pitches, gables, skillions or other features; (2) be articulated to break down the roof and building bulk and scale; (3) provide opportunity for stormwater collection, solar energy and communal open space; (4) be angled to the north and east to maximise solar access in winter; and (5) incorporate hoods and overhangs to shade walls and windows from the summer sun. <p>Figure 6.2.5.3.6 and 6.2.5.3.7 illustrates.</p>
<p>PO19</p> <p>Development establishes an active interface with adjoining pedestrian spaces by providing physical connections between buildings and between buildings and public places to encourage pedestrian movement.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO20</p> <p>Parking facilities for apartment development:</p> <ol style="list-style-type: none"> (1) are contained within a basement level or within the building footprint where located at ground level; (2) are designed to not dominate the streetscape or the building form when viewed from the street, other public spaces and adjoining properties; (3) mitigate amenity impacts on adjoining residents. 	<p>AO20.1</p> <p>Parking facilities for residents (excludes visitor car parking):</p> <ol style="list-style-type: none"> (1) are located in a basement level; or (2) within the building footprint at ground level where: <ol style="list-style-type: none"> (a) landscaped and screened from view from the street, other public spaces and adjoining properties; (b) integrated into the building façade through architectural elements; and (3) provide storage for residents. <p>AO20.2</p>

Performance outcomes	Acceptable outcomes
	<p>Visitor car parking (excludes resident parking) are located:</p> <ol style="list-style-type: none"> (1) in a basement level; or (2) at ground level within the building footprint where landscaped or screened from view from the street, other public spaces and adjoining properties; or (3) in the front setback where adjoining the driveway and landscaped or screened from view from the street.
<p>PO21</p> <p>Parking facilities for townhouse development are located so that they do not dominate the streetscape or the building form when viewed from the street.</p>	<p>AO21.1</p> <p>Vehicle parking structures are located behind the front building alignment.</p>
<p>PO22</p> <p>Driveways and internal access ways are located and designed to:</p> <ol style="list-style-type: none"> (1) integrate into the overall building design; (2) define the public and private space; (3) support active street frontages and enhance the streetscape character; (4) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape; (5) minimise visual impact of long driveways through changing alignments and landscaping; (6) be located on secondary/rear frontages, where available; (7) limit the number and width of driveway crossovers to the minimum required; (8) minimise the extent of internal access ways; (9) mitigate impacts on neighbouring properties; (10) maximise the availability of on-street parking; (11) support the retention or establishment of street trees; and (12) allow for refuse collection and street infrastructure. 	<p>AO22.1</p> <p>Driveways and internal access ways are located and designed:</p> <ol style="list-style-type: none"> (1) to incorporate high quality pavement materials, textures and colours that are consistent with the overall building design; (2) to be limited to one crossover per street frontage; (3) to provide the minimum width required; (4) to be offset from the side boundary by a minimum of 1m to allow for landscaping; and (5) to minimise and soften visual impacts through <ol style="list-style-type: none"> a. offset alignment of the driveway and landscaping to screen the view of the driveway from the street; b. a change in alignment within 20m from the street frontage; and c. soft landscaping along the driveway and at the end of the straight alignment. <p>Figure 6.2.5.3.6 illustrates.</p>
<p>PO23</p> <p>Development provides front fences or walls along street frontages, or public spaces, that create an attractive streetscape by:</p> <ol style="list-style-type: none"> (1) incorporating a mixture of building materials that complement the design of buildings 	<p>AO23.1</p> <p>Fences or walls along a street front or public space are designed to incorporate a mixture of building materials that complement the design of the building.</p> <p>AO23.2</p> <p>Where a fence or wall along street frontages or public spaces exceeds 10m in length, indentations, material variation or soft</p>

Performance outcomes	Acceptable outcomes
<p>(2) providing visual interest and a softening of the visual impact where significant in length</p> <p>(3) highlighting the entrance to the property</p>	<p>landscaping (including planter boxes) are incorporated.</p> <p>Figure 6.2.5.3.6 illustrates.</p>
<p>PO24</p> <p>Development is designed to discourage crime and anti-social behaviour by:</p> <p>(1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided), pedestrian and cycle paths, including the primary pedestrian entrance and car parking areas;</p> <p>(2) ensuring spaces are well lit;</p> <p>(3) minimising potential concealment and entrapment opportunities; and</p> <p>(4) providing direct movements with clear unobscured sight lines, and</p> <p>(5) having fencing and walls along a street frontage or public space incorporate visually permeable materials and treatments.</p>	<p>AO24.1</p> <p>Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.</p> <p>Figures 6.2.5.3.2 and 6.2.5.3.5 illustrates.</p>  <p>Figure 6.2.5.3.2—Overlooking</p> <p>AO24.2</p> <p>Fences or walls along a street frontage or public space have a maximum height of:</p> <p>(1) 1.2m where solid; or</p> <p>(2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.</p> <p>Figures 6.2.5.3.3 and 6.2.5.3.4 illustrate.</p>  <p>Figure 6.2.5.3.3—Fencing (1)</p>  <p>Figure 6.2.5.3.4—Fencing (2)</p>
PO25	

Performance outcomes	Acceptable outcomes
<p>On elevated or steeply sloping sites:</p> <p>(1) development is sympathetic to the natural landform through the use of terraced or split level building forms that minimise ground level disturbance outside the building footprints; and</p> <p>(2) the understoreys of buildings are screened to maintain the quality of view when viewed from below.</p>	<p>No acceptable outcome is nominated.</p>
Amenity	
<p>PO26</p> <p>Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.</p>	<p>AO26.1</p> <p>Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by:</p> <ol style="list-style-type: none"> (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. <p>Figure 6.2.5.3.8 illustrates.</p> <p>AO26.2</p> <p>Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by:</p> <ol style="list-style-type: none"> (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) landscape planting that will achieve a minimum of 2m in height at maturity. <p>Figure 6.2.5.3.8 illustrates.</p> <p>AO26.3</p> <p>Where incorporating screening devices, they are:</p> <ol style="list-style-type: none"> (1) solid translucent screens or perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building.
PO27	AO27.1

Performance outcomes	Acceptable outcomes
Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.	Side and rear boundary fences are a minimum of 1.8m in height where adjoining a residential use.
PO28 Development is designed to facilitate the retention and establishment of significant trees and street trees (except where not practicable) that: <ol style="list-style-type: none"> (1) complement and soften the scale and bulk of the built form; (2) support an attractive streetscape; (3) enhance the amenity of residents; and (4) provide natural shade to improve the micro-climate. <p>Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.</p>	No acceptable outcome is provided.
PO29 On-site landscaping is provided to: <ol style="list-style-type: none"> (1) contribute to an attractive streetscape; (2) enhance the appearance of the development; (3) complement, and where possible retain and add to, any native vegetation within the site; (4) provide for the retention of establishment of significant trees in deep planting areas; (5) create green roofs, walls or other sustainable building elements; (6) provide privacy between on-site dwellings and adjoining properties; and (7) screen unsightly components. 	AO29.1 A minimum of 20% of the site is planted or vegetated landscaping (rather than hardstand), including 10% of the site for deep planting areas. Editor's note-landscaping that is not deep planting areas can be located in communal open space areas. AO29.2 A 2m wide landscaped area is provided along the length of any public road frontage. AO29.3 Development provides: <ol style="list-style-type: none"> (1) a minimum 1m wide planted landscaped area on a side boundary where a driveway, or a ground level open parking area, is located adjacent the boundary; and (2) an extended landscaped area of a minimum of 1.5m for every 5m of driveway length.
PO30 Deep planting areas are provided that: <ol style="list-style-type: none"> (1) are located to retain or establish significant trees to soften the built form; (2) are co-located with communal open space, street trees or deep planting areas on adjoining properties; (3) are accessible to provide informal recreation spaces for residents; (4) are of sufficient size and dimension to support the retention or establishment of significant trees that at maturity 	AO30.1 Deep planting areas are located: <ol style="list-style-type: none"> (1) within boundary setbacks to soften the built form as viewed from the street and adjoining properties; (2) to retain significant trees; and (3) to co-locate with communal open space, street trees or deep planting areas on adjoining properties. AO30.2 Deep planting areas are: <ol style="list-style-type: none"> (1) a minimum of 10% of the site;

Performance outcomes	Acceptable outcomes
<p>complement the scale and height of the built form;</p> <p>(5) are open to the sky with access to light and rainfall;</p> <p>(6) are maintained exclusively for landscaping, with no underground development or infrastructure;</p> <p>(7) reduce urban heat island effects by improving the micro-climate; and</p> <p>(8) provide water quality and quantity benefits from the natural filtration of rainfall into the ground.</p>	<p>(2) a minimum unobstructed dimension of 4m in any direction; and</p> <p>(3) completely open to the sky.</p> <p>Editor's note-the deep planting area acceptable outcome for a minimum of 10% of a site is part of the overall minimum 20% landscaping for a site rather than in addition.</p> <p>AO30.3</p> <p>Deep planting areas are exclusively for landscaping and do not contain:</p> <p>(1) driveways, manoeuvring or hardstand areas and pedestrian paths;</p> <p>(2) surface structures and infrastructure such as water tanks or utilities; and</p> <p>(3) sub-surface structures or infrastructure such as basement car parking and water supply or wastewater infrastructure.</p>
<p>PO31</p> <p>Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO32</p> <p>Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO33</p> <p>Development minimises the extent of shadows on useable private open space or public spaces and provides adequate sunlight to habitable rooms on the site and adjoining.</p>	<p>AO33.1</p> <p>Solar access to habitable rooms and private open space of dwellings:</p> <p>(1) is not less than 3 hours between 9am and 3pm on June 21; or</p> <p>(2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.</p>
<p>PO34</p> <p>Waste and recycling container storage areas:</p> <p>(1) for apartment development are located within the building footprint;</p> <p>(2) provide an accessible location for residents and waste collection;</p> <p>(3) are not be visible from street and other public spaces;</p> <p>(4) mitigate adverse amenity impacts in terms of odour, noise and visual impacts on residents on-site and residents of adjoining properties.</p>	<p>AO34.1</p> <p>Waste and recycling container storage areas are:</p> <p>(1) located within the building footprint for an apartment development;</p> <p>(2) co-located in car parking areas, in a basement or at ground level;</p> <p>(3) separated from open space areas on-site and on adjoining properties;</p> <p>(4) screened or enclosed;</p> <p>(5) integrated into the building design, using similar material and finishes; and</p>

Performance outcomes	Acceptable outcomes
	(6) well ventilated.
<p>PO35</p> <p>Development site layout and design enhances and complements the character of the surrounding neighbourhood and responds to the topography, natural values and development constraints by:</p> <ol style="list-style-type: none"> (1) integrating into the surrounding residential neighbourhood; (2) providing an attractive and interesting streetscape; (3) taking advantage of the site's natural features like views, vistas, existing vegetation and landmarks; (4) minimising and mitigating impacts on ecological corridors and native vegetation; and (5) minimising alteration to natural topography and drainage lines. <p>Editor's note-this performance outcome can be met through submission of a, Concept Design Proposal eenept-prepared in accordance with Planning Scheme Policy 7 Multiple Dwelling Design.</p> <p>that demonstrates the design process and includes:</p> <ol style="list-style-type: none"> (1) site and neighbourhood analysis; (2) building design criteria/principles informed by an opportunities and constraints analysis; and (3) an outline of how the layout and design responds to the site, streetscape, surrounding neighbourhood and natural values constraints. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.</p>

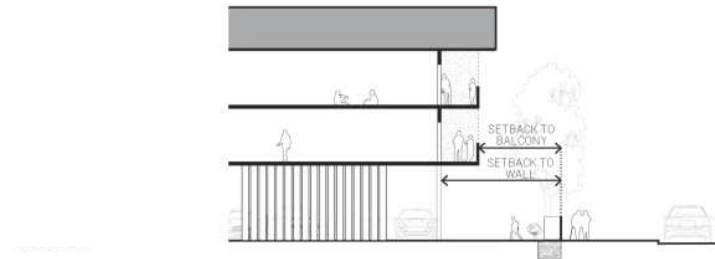


Figure 6.2.5.3.5 -front boundary setback to balcony and wall

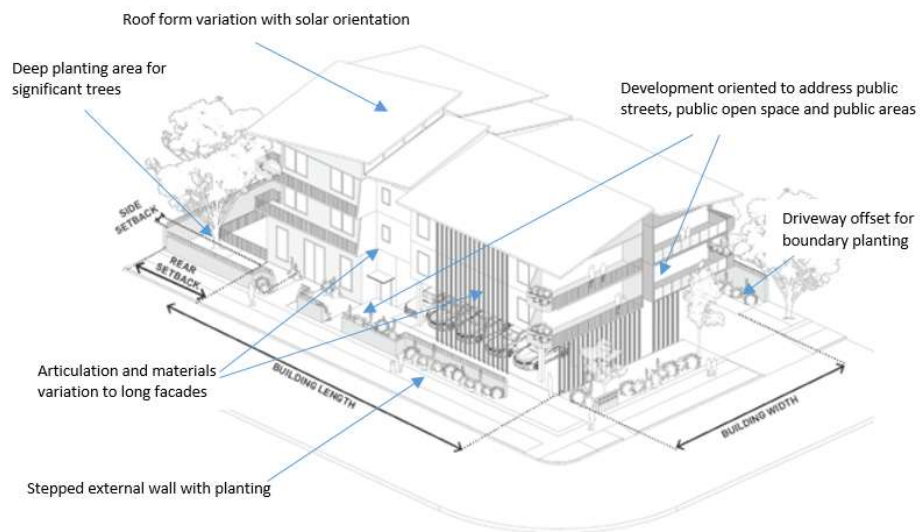


Figure 6.2.5.3.6 —building design and streetscape.

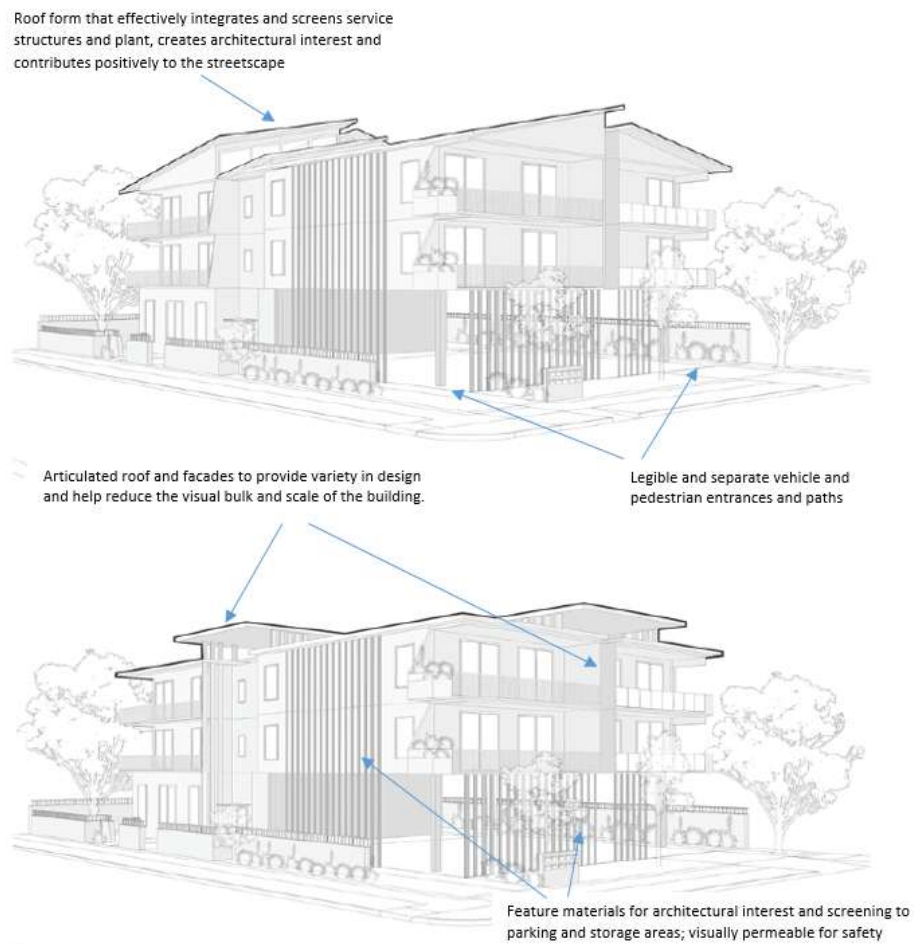


Figure 6.2.5.3.7 — design, materials and roof form.

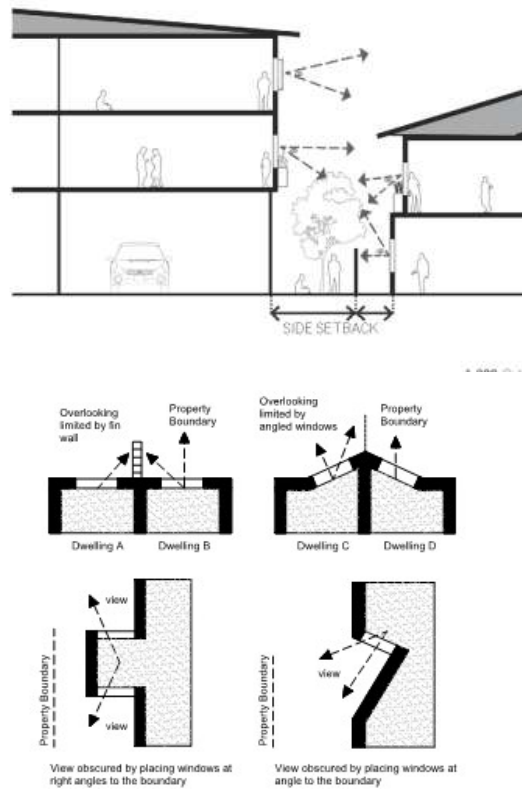


Figure 6.2.5.3.8 —privacy between dwelling units.

9.3.4 Reconfiguring a lot code

9.3.4.3 Reconfiguring a lot code – Specific benchmarks for assessment

SC1.1 Table 9.3.4.3.1 – Benchmarks for assessable development

Reconfiguration for a townhouse	
<p>PO52</p> <p>Reconfiguration of a townhouse development to establish freehold lots only occurs where:</p> <p>(1) the townhouse development is designed to be freehold titled by ensuring:</p> <p>(a) the townhouse development remains in compliance with the development approvals following reconfiguration;</p> <p>(b) each townhouse remains a self-contained residence following reconfiguration;</p> <p>(c) that dependant activities of the development are not separated by freehold titling;</p> <p>(2) the lots are created following construction of the townhouses;</p> <p>(3) equitable sharing and ongoing maintenance of any shared facilities or infrastructure is established like waste collection, water meters.</p> <p>Editor's note- material change of use and reconfiguration applications should be submitted together to allow concurrent assessment.</p>	<p>No acceptable outcome is nominated.</p>

SC1.2 Administrative definitions

Table SC1.2.1 Additional administrative terms and their definition

Column 1 Administrative term	Column 2 Definition
Articulation	The treatment of a building form or façade that creates or contributes to visual character and an active frontage. Articulation may include: <ul style="list-style-type: none"> - vertical and horizontal detail and/or projections - variations in colours, materials, patterns and textures - architectural elements such as openings, entry statements, directional signage, exposure of fittings, distinction between levels of a building, awnings, planters, balconies and stepping of built form
Apartment Development (Multiple Dwelling)	The use of a premises for three or more dwelling units in a building that generally: <ul style="list-style-type: none"> - is two or more storeys in height - has a common foyer-entrance - has communal facilities including outdoor spaces, car parking and waste storage areas
Building envelope	The three-dimensional extent of where a building and associated structure may be built on a site after consideration of assessment criteria for building height, front, side and rear boundary set-backs, any height transitions and other assessment criteria.
Building footprint	The two-dimensional extent of built development, including balconies, covered private outdoor living areas and enclosed spaces but excluding the part of a building or structure that is: <ul style="list-style-type: none"> - an eave or a roof; or - a sunhood or the like attached to the wall of a building or structure to provide shade or shelter to the wall.
Deep Planting Areas	Areas open to the sky for the retention of existing native trees or the introduction of native trees that at maturity will complement the scale and height of the built form that: <ul style="list-style-type: none"> - are in soil profile of sufficient supporting volume for the native trees to be retained or established; - are used exclusively for native trees and other landscaping; - do not contain driveways, manoeuvring or hardstand areas or surface structures like water tanks and utilities; and - do not contain sub-surface structures or infrastructure, like basement car parking or wastewater infrastructure.
Townhouse Development (Multiple Dwelling)	The use of a premises for three or more dwelling units generally in separate buildings that: <ul style="list-style-type: none"> - does not have a dwelling above or below it - has have individual dwelling unit entrances. - has have individual car parking either incorporated into the dwelling or immediately accessible to the dwelling and waste storage areas

Schedule 6 Planning scheme policies

The table below lists all the planning scheme policies applicable to the planning scheme area.

SC6.1 Planning scheme policy index

Table SC6.1.1— Planning scheme policy index

Planning scheme policy title
Planning Scheme Policy 1 - Environmental significance
Planning Scheme Policy 2 – Infrastructure works
Planning Scheme Policy 3 – Flood and storm tide hazard

Planning Scheme Policy 4 – Landslide hazard
Planning Scheme Policy 5 – Structure plans
Planning Scheme Policy 6 – Environmental emissions
Planning Scheme Policy 7 – Multiple dwelling design

SC6.8 Planning Scheme Policy 7 - Multiple dwelling design

To access Planning Scheme Policy 7- Multiple dwelling design, click here.

SC6.8 PLANNING SCHEME POLICY 7 – MULTIPLE DWELLING DESIGN

16 REPORTS FROM INFRASTRUCTURE & OPERATIONS

16.1 APPOINTMENT OF NEW DIRECTOR TO THE BOARD OF GREENOVATE

Objective Reference: A12433707

Authorising Officer: Christopher Isles, General Manager Infrastructure & Operations

Responsible Officer: Bradley Salton, Group Manager City Assets

Report Author: David Entriiken, Service Manager Waste Infrastructure Asset Management

Attachments:

1. Greenovate Constitution - Confidential
2. Securityholders Agreement - Confidential
3. Greenovate Annual Business Plan and Budget FY2025/26 - Confidential
4. Greenovate Corporate Strategic Plan 2024-2026 - Confidential
5. Greenovate Securityholders Briefing Forum Update August 2025 - Confidential
6. Proposed Candidate CV - Confidential
7. Greenovate Securityholders Appointment of director August 2025 - Confidential

PURPOSE

This report presents for Council's information an update on the activities of its beneficial enterprise, Greenovate Pty Ltd, (Greenovate) and requests that Council appoints the candidate referenced in Confidential Attachment 6 as an independent director of the company.

BACKGROUND

Greenovate is a joint venture between Redland City Council, Ipswich City Council, and Logan City Council to design, build and operate a materials recycling facility (MRF) to receive, sort, and process the contents of yellow lid recycling bins. As a beneficial enterprise, Greenovate is an independent legal entity and the rights and obligations of the parties to the joint venture are determined by a suite of agreements. The consent of all three securityholders is required to make certain decisions in relation to the beneficial enterprise, including appointment as a director of the company.

11 October 2023 (Item 20.1)

Redland City Council considered the final gateway step for the Sub-Regional Waste Alliance including the Materials Recovery Facility tender evaluation and final business case.

It resolved together with Ipswich City Council and Logan City Council to:

- Establish Greenovate Pty Ltd as a beneficial enterprise pursuant to section 40 of the *Local Government Act 2009*.
- Appoint Interim Directors of Greenovate Pty Ltd.
- Appoint the Chief Executive Officer of Council to act as the shareholders representative under the Greenovate Constitution, Attachment 1, and the Securityholders Agreement, Attachment 2, to carry out functions and exercise the powers of Council as a securityholder of the Company.

17 July 2024 (Item 16.1)

Council resolved in accordance with Rule 7.2(a) of the Greenovate Constitution, together with Ipswich City Council and Logan City Council, to appoint the Independent Director and Chairperson of Greenovate Pty Ltd.

16 October 2024 (Item 16.1)

Redland City Council considered the candidates for the appointment of the independent board of Greenovate Pty Ltd. It resolved, together with Ipswich City Council and Logan City Council, to:

- Appoint an Independent Director of Greenovate Pty Ltd A.C.N. 672 812 154 for a period of four years.
- Appoint three Independent Directors of Greenovate Pty Ltd A.C.N. 672 812 154 for a period of three years.

June 2025

In June 2025, the Greenovate Board resolved to grant a leave of absence to an independent director from responsibilities as a director of Greenovate allowing appointment as interim Chief Executive Officer of Greenovate. While on a leave of absence, there are four active directors. This composition meets Constitution 7.1 (a) / Securityholders Agreement 5.1 (a) which states that the company must have a minimum of three and a maximum of six directors unless resolved otherwise by securityholders. The Greenovate Board seeks to appoint a new director to provide additional board skills.

ISSUES**Greenovate Obligations**

Under the Securityholders Agreement, Clause 8, Greenovate is required to provide to the securityholders an annual budget, annual plan and corporate strategic plan for each financial year.

Annual Budget and Annual Plan

The annual plan includes the budget and sets out:

- Details of planned projects and services for the year, ensuring alignment with the MRF objectives, the corporate strategic plan, and operational standards.
- A clear implementation roadmap for delivering the corporate strategic plan during the financial year.

Confidential Attachment 3 is presented to fulfil this requirement.

Corporate Strategic Plan

The corporate strategic plan must outline:

- The vision, mission, and strategic direction for the MRF and its operations, aligned with the MRF objectives.
- Specific targets to support the achievement of strategic goals.
- Key risks, including economic, social, and environmental risks to the MRF and strategies to address and mitigate.
- An assessment of future service and infrastructure needs for MRF users, including Securityholders, with a focus on maximising value and benefits.

Confidential Attachment 4 is presented to fulfil this requirement.

Securityholders Briefing Forum

Greenovate holds a Securityholders Briefing Forum on a regular basis to update its securityholders on the progress of the MRF and to provide a forum for collaboration beyond the formal obligations it owes its securityholders. The Mayors, CEOs (as the appointed Securityholder's Representatives), and Waste Managers from each of the three securityholders are invited to participate in this forum.

Confidential Attachment 5, which was discussed at the Securityholders Briefing Forum on 5 August 2025, is presented for Council's information.

Director Appointment

In accordance with Greenovate's Constitution and the Securityholders' Agreement, Greenovate's Board has recommended the appointment of the candidate referenced in Confidential Attachment 6 as an additional director of the company for a term of three years. Confidential Attachment 7 outlines the Board's reasoning, the process, and the candidate's skills and experience.

The Securityholders' Agreement and Greenovate's Constitution require a unanimous resolution of the securityholders to appoint a director.

STRATEGIC IMPLICATIONS

Legislative Requirements

As a Proprietary Limited company, registered under the *Corporations Act 2001* (Cth), it is necessary for the three councils, as securityholders of Greenovate, to comply with its constitution and appoint independent directors to the company. The company equally has obligations to comply with the SHA.

The Greenovate company constitution requires:

- A minimum of three Directors at all times (Rule 7.1 (a) (1)).
- A maximum of six Directors (Rule 7.1(a)(2)).
- Independent Directors must meet minimum experience and suitability requirements determined by the Securityholders (Rule 7.1 (b)).
- Decisions on appointing Board Directors must be made unanimously by the Securityholders (Rule 7.2(a)).

Risk Management

There are no specific risk implications as a result of this report.

Financial

Greenovate's budget includes provision for board remuneration.

The remuneration of all board members will be in accordance with the Remuneration Matrix in the Queensland Government's Remuneration Procedures for Part Time Chairs and Members of Queensland Government Bodies. Queensland Treasury will generally expect that the remuneration for directors of a beneficial enterprise established under the *Local Government Act 2009* is in accordance with this procedure.

People

There are no implications impacting people as a result of this report.

The Redland City Council Chief Executive Officer remains the Securityholders Representative.

Environmental

There are no specific environmental implications as a result of this report.

Social

There are no specific social implications as a result of this report.

Human Rights

There are no specific human rights implications as a result of this report.

Alignment with Council's Policy and Plans

This recommendation aligns with the following *Our Future Redlands – A Corporate Plan to 2026 and Beyond* goals, objectives and key initiatives, including:

- City Leadership - Create and maintain strategic and innovative partnerships to drive better outcomes for our city.
- Natural Environment - Actively encourage reduction, reuse and recycling of waste to support sustainable waste management principles.
- 2021-2026 Key Initiative 6 - Support the transition to a circular economy for waste and participate in regional collaboration and other partnership opportunities to improve resource efficiency.
- Thriving Economy - Foster development in key industries through national and international partnerships with the education sector, government, business, and industry stakeholders.
- Efficient and Effective Organisation - improve the efficiency and effectiveness of Council's service delivery to decrease costs and enhance customer experience and community outcomes.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Securityholders' Representatives and Waste Managers	5 August 2025	Securityholders Briefing

OPTIONS**Option One**

That Council resolves as follows:

1. In accordance with Rule 7.2(a) and Rule 7.3(a)(1) of the Greenovate Constitution, and clause 5.2(a) and 5.4 (a)(1) of the Security Holders Agreement, Redland City Council appoint the Candidate as an Independent Director of Greenovate Pty Ltd A.C.N. 672 812 154 for a period of three years as set out in Confidential Attachment 7.
2. That all attachments to this report remain confidential and any future assessment for publication be in accordance with the *Right to Information Act 2009*.

Option Two

That Council resolves as follows:

1. To not appoint the Candidate as an Independent Director of Greenovate Pty Ltd A.C.N. 672 812 154 for a period of three years as set out in Confidential Attachment 7 and request further information as noted.
2. That all attachments to this report remain confidential and any future assessment for publication be in accordance with the *Right to Information Act 2009*.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. In accordance with Rule 7.2(a) and Rule 7.3(a)(1) of the Greenovate Constitution, and clause 5.2(a) and 5.4 (a)(1) of the Security Holders Agreement, Redland City Council appoint the Candidate as an Independent Director of Greenovate Pty Ltd A.C.N. 672 812 154 for a period of three years as set out in Confidential Attachment 7.
2. That all attachments to this report remain confidential and any future assessment for publication be in accordance with the *Right to Information Act 2009*.

17 NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION

In accordance with *s.262 Local Government Regulation 2012*.

18 NOTICES OF MOTION

In accordance with s.6.16 Council Meeting Standing Orders.

19 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.6.17 of Council Meeting Standing Orders, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

Urgent Business Checklist	YES	NO
To achieve an outcome, does this matter have to be dealt with at a general meeting of Council?		
Does this matter require a decision that only Council make?		
Can the matter wait to be placed on the agenda for the next Council Meeting?		
Is it in the public interest to raise this matter at this meeting?		
Can the matter be dealt with administratively?		
If the matter relates to a request for information, has the request been made to the CEO or a General Manager Previously?		

20 CONFIDENTIAL ITEMS

COUNCIL MOTION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with section 254J of the *Local Government Regulation 2012*:

20.1 Departmental Service Overview

This matter is considered to be confidential under section 254J(3)(b) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with industrial matters affecting employees for which public discussion would be likely to prejudice the interests of the local government.

Overview

To present a high-level review of parts of the organisational structure including proposed realignments of service functions.

20.2 Dispose of Interest in Land by Granting of a Trustee Lease

This matter is considered to be confidential under section 254J(3)(g) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Overview

To seek approval to apply the exception under the *Local Government Regulation 2012* to dispose of land by grant of a Trustee Lease to an adjoining landowner.

20.3 Significant Contracting Plan Cleaning Services

This matter is considered to be confidential under section 254J(3)(g) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Overview

To seek approval to make and adopt a Significant Contracting Plan, under section 221 of the *Local Government Regulation 2012*, for the procurement of cleaning services.

21 MEETING CLOSURE