

Low density residential zone checklist

For development that is accepted subject to requirements and assessable development under the low density residential zone code.

Dual occupancies – Acceptable Outcomes

<input type="checkbox"/>	AO1.1 Dual occupancies are not established in precinct LDR1 large lot or LDR2 park residential or precinct LDR4 Kinross Road.
<input type="checkbox"/>	AO2.1 Density does not exceed one (1) dwelling per 400m ² of site area.
<input type="checkbox"/>	AO2.2 The site has a minimum frontage of 20m.
<input type="checkbox"/>	<p>AO3.1 A dual occupancy complies with all of the acceptable solutions specified in the Queensland Development Code part MP1.3.</p> <p>Note – For the purposes of this AO, a reference to a ‘duplex’ in the Queensland Development Code MP1.3 is taken to be ‘dual occupancy’ as defined by the 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 purposes of this AO, the class of building is irrelevant, as long as the development meets the definition of ‘dual occupancy’ as defined in the planning scheme.</p> <p>Note – Other zone code provisions will prevail over this AO to the extent of any inconsistency.</p>

Dwelling houses – Acceptable Outcomes

Editor’s note – The following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.

<input type="checkbox"/>	AO4.1 In precinct LDR2 park residential, dwelling houses (including outbuildings) are set back 10m from a road frontage and 10m from a side or rear boundary.
<input type="checkbox"/>	AO5.1 In precinct LDR4 Kinross Road, dwelling houses (including outbuildings) are set back 5m from lot boundaries shared with existing lots accessed from Milner Place.

Dwelling houses in precincts LDR1: large lot precinct and LDR2: park residential precinct – Acceptable Outcomes

Editor’s note – A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.

<input type="checkbox"/>	AO6.1 Site cover does not exceed 30% of site area.
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Dual occupancies and dwelling houses in precinct LDR5: canal and lakeside estates – Acceptable Outcomes

<input type="checkbox"/>	<p>A07.1 Development is set back 9m from the property boundary adjoining a revetment wall.</p> <p>Editor’s note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house/dual occupancy does not meet the acceptable solution, a code assessable building works assessable against the planning scheme application will be triggered.</p> <p>Editor’s note – Applicants should also be aware that structures near a canal or revetment wall must maintain the structural integrity of the wall in accordance with the Building Code of Australia. Any construction closer than 9m would need to be supported by the correct building structural design certificates, which prove that any works within this distance will not cause any movement or damage to the existing revetment wall or bank, which may have a limited capacity to withstand additional loadings. These matters are to be addressed in any application for building works.</p> <p>Editor’s note – Council has assessed that development that:</p> <ul style="list-style-type: none"> a) Is placed at, or greater than 9.0m from the top of the revetment wall; or b) Does not place more than 2.0kPa net positive load on the revetment wall is unlikely to cause damage or collapse to the revetment wall.
<input type="checkbox"/>	<p>A08.1 Development is setback a minimum of 2m from the property boundary adjoining a revetment wall, to allow for maintenance of the revetment wall to be undertaken from the land.</p>
<input type="checkbox"/>	<p>A08.2 Development provides a minimum 1m side access along the full length of one (1) side of the property to provide a clear path between the road frontage and the revetment wall to allow for access for maintenance of the revetment wall.</p> <p>Editor’s note – The above acceptable outcomes (A08.1 and A08.2) are not alternative provisions for the purposes of the Queensland Development Code. Where building work for a dwelling house/dual occupancy does not meet the acceptable outcome, a code assessable building works assessable against the planning scheme application will be triggered.</p> <p>Editor’s note – PO8 and A08.1 and A08.2 and the dimensions included are applicable for the purposes of access for maintenance of revetment walls. They do not override PO7/A07.1 or PO9/A09.1 and the dimensions included in these outcomes, which are applicable for revetment wall structural integrity/amenity purposes.</p>
<input type="checkbox"/>	<p>A09.1 Development (including domestic outbuildings and other roofed structures, but excluding in-ground swimming pools) is setback a minimum of 9m from the property boundary adjoining a canal or lake.</p> <p>Editor’s note – This acceptable outcome is an alternative provision for the purposes of the Queensland Development Code. Building works for a dwelling house/dual occupancy not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.</p> <p>Editor’s note – The following figures (6.2.1.2.6, 6.2.1.2.7 and 6.2.1.2.8) are provided to assist with interpretation of PO9.</p> <p>Editor’s note – Where a dwelling has been demolished and a site is vacant, the past dwelling footprint is to be used to determine the extent of development under PO9.</p> <div style="text-align: center;">  <p>Canal/lake frontage</p> </div> <p>Figure 6.2.1.2.6 – To achieve compliance with PO9, dwellings represented by blue rectangles may develop closer to the canal/lake, up to the red line. For dwellings represented by orange rectangles, development closer to the</p>

canal/lake would not comply with PO9. The centre of a site is used to delineate the location on the site where the red line changes to reflect the setback of the adjoining dwelling.



Figure 6.2.1.2.7 – To achieve compliance with PO9, dwellings may develop closer to the canal/lake, up to the red line. The centre of a site is used to delineate the location on the site where the red line changes to reflect the setback of the adjoining dwelling.

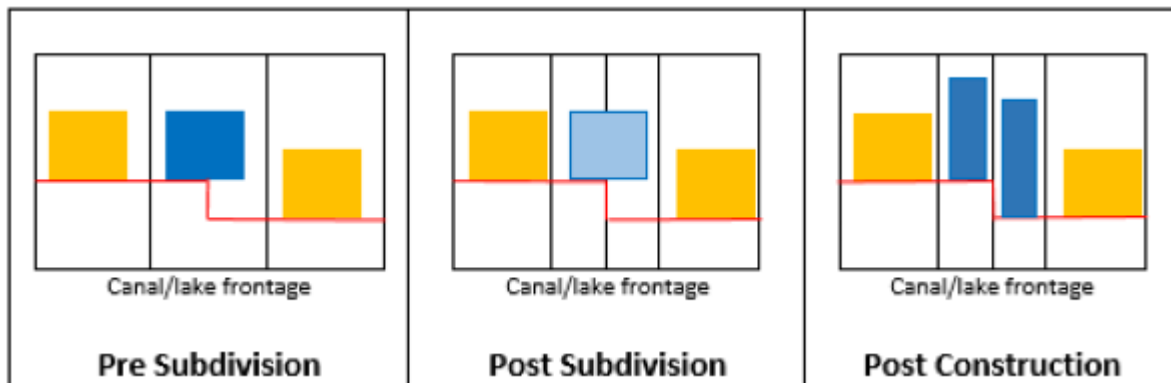
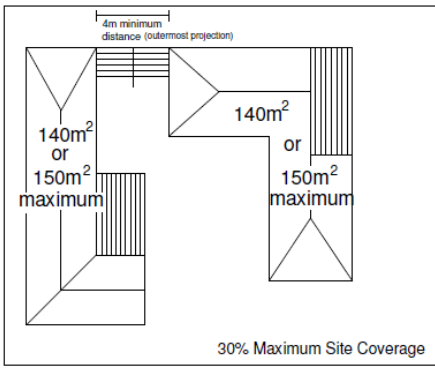


Figure 6.2.1.2.8 – Interpretation of PO9 following subdivision of a site. Subdivision and subsequent dwelling construction does not impact on the red line location.

Dual occupancies and dwelling houses in precinct LDR3: Point Lookout residential – Acceptable Outcomes

Editor's note – A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.

- AO10.1** Excavation and fill is limited to:
 - (1) maximum cut of 1.2m below ground level; and

	(2) maximum fill of 1.2m above ground level.
<input type="checkbox"/>	AO10.2 Retaining walls have a maximum height of 600mm at the street frontage.
<input type="checkbox"/>	AO10.3 Benched areas for driveways and landscape areas do not exceed 25m ² . Editor's note – The above acceptable outcomes (AO10.1, AO10.2 and AO10.3) are not alternative provisions for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution(s), a code assessable building works assessable against the planning scheme application will be triggered.
<input type="checkbox"/>	AO11.1 Site cover does not exceed 30% of site area. Editor's note – This acceptable outcome is an alternative provision for the purposes of the Queensland Development Code. Building works for a dwelling house not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.
<input type="checkbox"/>	AO12.1 The size of any single detached building component does not exceed: (1) 150m ² when the building height is not more than 4.5m above ground level; or (2) 140m ² when the building height is over 4.5m above ground level. Editor's note – This acceptable outcome is an alternative provision for the purposes of the Queensland Development Code. Building works for a dwelling house not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.
<input type="checkbox"/>	AO12.2 Each detached building component is separated by 4m to the outermost projection of any other detached building on the site. Figure 6.2.1.3.1 illustrates. 
<input type="checkbox"/>	Figure 6.2.1.3.1 – Detached building component. Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable building works assessable against the planning scheme application will be triggered.
<input type="checkbox"/>	AO13.1 For slopes up to 15%, building height is 8.5m, except for roofs or pergolas covering decks. These may extend to 10m above ground level, providing: (1) they cover an area of no more than 10m ² (2) there is only one (1) such covered area on each detached building component on the site; and (3) the covered area is not enclosed by walls. Editor's note – This provision establishes an alternative solution to the Queensland Development Code for buildings on slopes <15%. For buildings on slopes >15%, the acceptable solution under the Queensland Development Code applies.
<input type="checkbox"/>	AO14.1 Floor level (including decks and verandahs) does not exceed a height of: (1) 3m above ground level for the first level of the building; and

(2) 5.1m above ground level for the uppermost level of the building.

Figure 6.2.1.3.2 illustrates.

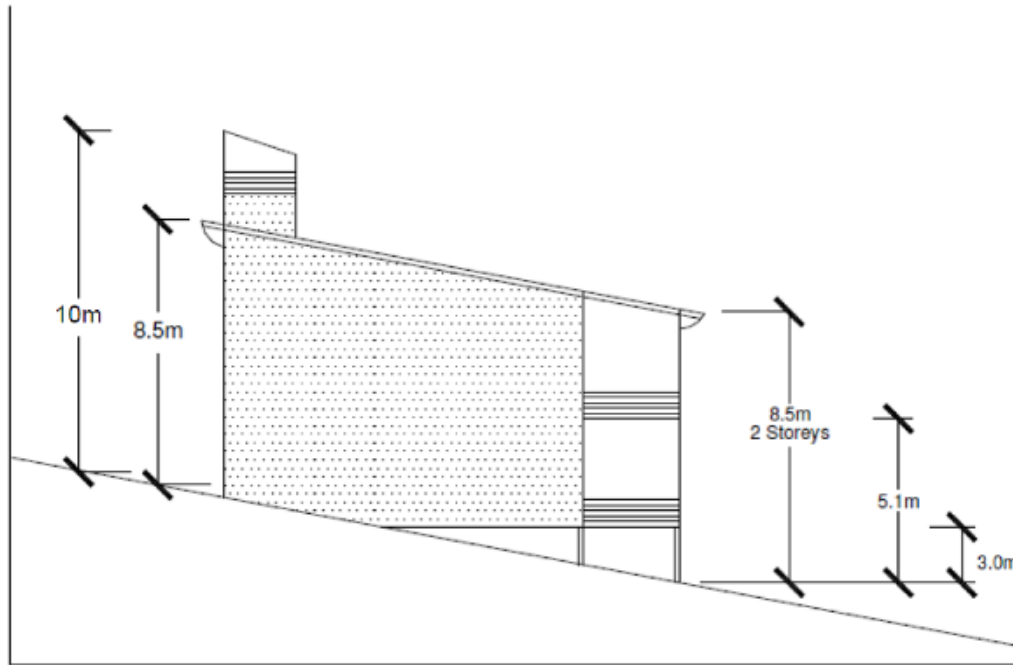


Figure 6.2.1.3.2 – Floor levels and building height.

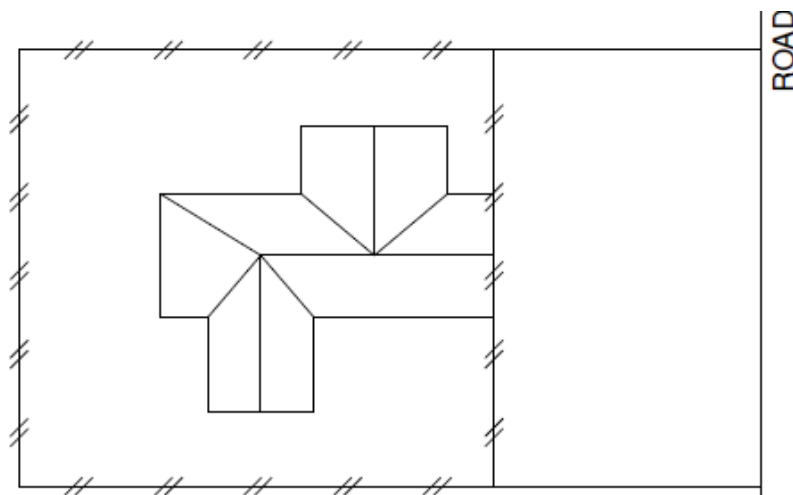
Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable building works assessable against the planning scheme application will be triggered.



AO15.1 Fences:

- (1) are not established beyond the front building line;
- (2) have a maximum height of 1.5m; and
- (3) are of open timber construction.

Figure 6.2.1.3.3 illustrates.



	<p>Figure 6.2.1.3.3 – Fences.</p> <p>Editor’s note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable building works assessable against the planning scheme application will be triggered.</p>
<input type="checkbox"/>	<p>AO16.1 Buildings:</p> <p>(1) use light weight finishes such as timber and fibre cement, except for retaining walls and major structural elements;</p> <p>(2) are provided with eaves at least 600mm wide;</p> <p>(3) incorporate verandahs or decks; and</p> <p>(4) use non-reflective sheet material for roofing.</p> <p>Editor’s note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable building works assessable against the planning scheme application will be triggered.</p>
<input type="checkbox"/>	<p>AO17.1 A landscape area with a minimum width of 2m is provided along the full frontage of any road (excluding crossover and pedestrian access).</p> <p>Editor’s note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable building works assessable against the planning scheme application will be triggered.</p>

REF: Table 6.2.1.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Declaration

This checklist is intended to help people gain an understanding of the Redland City Plan and is a **GUIDE ONLY**. The content of this checklist is not intended to replace the provisions of Redland City Plan and should be read in conjunction with this checklist.

I confirm that my development proposal complies with the above accepted checklist.

Signature

Date

Information Privacy Act 2009 – Redland City Council is collecting your personal information in order to process this application. The information will only be used by authorised Council Officers for the purpose of this application and ensuring our records are accurate. Your information will not be given to any other person or agency unless you have given us permission or we are required by law to do so.