

## 6.2 Zone codes

### 6.2.1 Residential Living Zone Code

#### 6.2.1.1. Purpose

- (1) The purpose of the zone is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to accommodate housing consistent with the low density residential character of the zone and to ensure timely, efficient and well serviced development occurs within the Southside Local Development Area Precinct, in accordance with an approved structure plan.
- (3) The purpose of the code will be achieved through the following overall outcomes:

#### **Southside Local Development Area Precinct**

- (a) Development is appropriately coordinated and sequenced in accordance with an approved structure plan to ensure the most effective use of land.
- (b) Interim development does not compromise the future development potential of the area for urban purposes and uses that are incompatible with residential uses are not established.
- (c) Development of land is based upon the provision of the full range of urban infrastructure and services, consideration of environmental constraints and desired settlement pattern for the area.
- (d) Development is supported by the necessary transport infrastructure which is designed to integrate with existing networks and promotes safe and efficient public transport use, walking and cycling.
- (e) Emerging urban areas are developed in a sustainable manner to reflect the general form of the planning scheme area by integrating development sites, community infrastructure, open space and important natural features.
- (f) Emerging urban areas provide a mix of housing types to support the diverse and changing housing needs of the prospective community.
- (g) Significant historical, topographic, landscape and scenic values, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced.
- (h) Emerging urban areas provide a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts including nearby industrial, agricultural or other incompatible uses.

#### **Other than Southside Local Development Area Precinct**

- (i) A range of residential housing, predominately detached dwelling houses, on a range of lot sizes is provided.
- (j) Development provides for an efficient land-use pattern that is well connected to existing urban areas and infrastructure.
- (k) The established pattern of urban residential development in the Imbil, Goomeri, Kilkivan and Cooloola Cove Precincts is preserved to maintain community expectations of residential separation and character.
- (l) Non-residential uses may be supported where such uses directly support the day to day needs of the residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres.
- (m) Development is of a form that is compatible with a domestic scale and character of low density residential living established predominately through a low rise built form; with higher density residential uses (as an example - multiple dwellings, rooming accommodation or short term accommodation) not being supported.
- (n) Development is provided with appropriate infrastructure.
- (o) Development recognises and conserves the cultural heritage values of existing Local Heritage places.
- (p) Development is established where impacts of natural hazards are avoided or safely managed.
- (q) Development is reflective and responsive to the environmental values of the land.
- (r) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting, and other locally specific impacts including nearby industrial or other incompatible uses.

**6.2.1.2. Assessment Benchmarks for Assessable Development and Requirements for Accepted Development**

**Table 6. 1 Residential living zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 Southside Local Development Area Precinct</b>	
<p><b>PO1</b> Development of emerging urban areas:</p> <ul style="list-style-type: none"> <li>(a) appropriately addresses geographical constraints;</li> <li>(b) protects environmental and cultural heritage values;</li> <li>(c) integrates with existing or approved development in the surrounding area;</li> <li>(d) provides appropriate road, cycleway, pedestrian or open space linkages with satisfactory internal connectivity and integration with surrounding development;</li> <li>(e) provides for major stormwater flow paths through the site;</li> <li>(f) protects floodplains and water quality;</li> <li>(g) provides necessary physical infrastructure; and</li> <li>(h) achieve an appropriate level of amenity and safety for adjoining land uses.</li> </ul>	<p><b>AO1.1</b> Development occurs in accordance with an approved structure plan.</p>
<b>Section 2 General</b>	
<p><b>PO2</b> The density, built form and appearance of development compliments and is in keeping with the low density residential character of the zone.</p>	<p><b>AO2.1</b> Site cover does not exceed 50%.</p> <p>and</p> <p><b>AO2.2</b> Dwelling density does not exceed:</p> <ul style="list-style-type: none"> <li>(a) one dwelling per 500m<sup>2</sup> in Gympie, Rainbow Beach, Tin Can Bay and Cooloola Cove (other than in a precinct);</li> </ul> <p>Editor's note: The nominated places are identified on the Zoning map index referenced in Schedule 2 of the Gympie Regional Council planning scheme.</p> <p>and</p> <ul style="list-style-type: none"> <li>(b) one dwelling per 1,000m<sup>2</sup> within the residential precinct of Imbil, Goomeri and Kilkivan; and</li> <li>(c) one dwelling per 2,000m<sup>2</sup> within the residential precinct of Cooloola Cove.</li> </ul> <p>and</p> <p><b>AO2.3</b> Building height does not exceed 2 storeys and 8.5m above ground level.</p> <p>and</p> <p><b>AO2.4</b> Pedestrian entrances to buildings are clearly visible from the street.</p> <p>and</p> <p><b>AO2.5</b> The maximum length of any façade without articulation or change of materials is 10m.</p> <p>and</p> <p><b>AO2.6</b> Roof pitch is a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 15° for hip or gable roofs; and</li> <li>(b) 7.5° for skillion roofs.</li> </ul> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO2.7</b> Buildings have a minimum set back of 6m to the primary street frontage.</p> <p>and</p> <p><b>AO2.8</b> Buildings are set back a minimum of 4.5m to any secondary street frontage.</p> <p>and</p> <p><b>AO2.9</b> Side boundary set backs for residential uses are a minimum of:</p> <p>(a) 1.5m – for ground level storey; (b) 2.0m – for storeys above ground level.</p> <p>and</p> <p><b>AO2.10</b> A 1.8m high screen fence is provided to the side and rear boundaries of the lot.</p> <p>and</p> <p><b>AO2.11</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>
<p><b>PO3</b> Development responds to the natural landforms and stormwater flows of the site.</p>	<p>and</p> <p><b>AO3.1</b> Cut and fill is minimised.</p> <p><b>AO3.2</b> Elevated split-level building construction is used to achieve level changes.</p>
<p><b>PO4</b> Development is serviced by infrastructure including water, sewerage, stormwater drainage, constructed road access, power, telecommunications and waste collection which:</p> <p>(a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.</p>	<p>and</p> <p><b>AO4.1</b> Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p><b>AO4.2</b> Stormwater is discharged to a lawful point of discharge.</p> <p><b>AO4.3</b> Infrastructure is provided, designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p><b>PO5</b> The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p><b>AO5.1</b> Access is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p><b>PO6</b> Refuse storage areas are:</p> <p>(a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.</p>	<p><b>AO6.1</b> No Acceptable Outcome specified.</p>

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<b>Section 3 Home based business</b>	
<p><b>PO7</b> The activity, occupation or business is subordinate to the dwelling house on the site.</p>	<p><b>AO7.1</b> The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator.</p> <p>and</p> <p><b>AO7.2</b> The maximum internal floor area used is 40m<sup>2</sup>.</p> <p>and</p> <p><b>AO7.3</b> Outdoor activity or storage areas are not included.</p> <p>and</p> <p><b>AO7.4</b> Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m<sup>2</sup>.</p> <p>and</p> <p><b>AO7.5</b> Additional on site access and vehicle parking arrangements are not provided.</p>
<p><b>PO8</b> The amenity of the local residential area is not adversely affected.</p>	<p><b>AO8.1</b> No more than one non-resident of the site is employed.</p> <p>and</p> <p><b>AO8.2</b> The home business does not involve the storage of hazardous or noxious materials.</p> <p>and</p> <p><b>AO8.3</b> The home business does not involve servicing or repair of vehicles.</p> <p>and</p> <p><b>AO8.4</b> Delivery vehicles are no larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p><b>AO8.5</b> The home business does not involve hiring out of any machinery or equipment.</p>
<b>Section 4 Dual occupancy</b>	
<p><b>PO9</b> Dual occupancies are:</p> <ul style="list-style-type: none"> <li>(a) located on sites of a suitable size that provide for protection of the amenity of adjoining properties; and</li> <li>(b) dispersed to compliment and not detract from the low density residential character and amenity of the zone.</li> </ul>	<p><b>AO9.1</b> The minimum lot size is 750m<sup>2</sup> except as specified below:</p> <ul style="list-style-type: none"> <li>(a) 1,500m<sup>2</sup> within the residential precinct of Imbil, Goomeri and Kilkivan; or</li> <li>(b) 2,500m<sup>2</sup> within the residential precinct of Cooloola Cove.</li> </ul> <p>and</p> <p><b>AO9.2</b> Does not adjoin another lot developed or approved for a dual occupancy.</p> <p>and</p> <p><b>AO9.3</b> Is located on a corner allotment.</p> <p>or</p>

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	<p><b>AO9.4</b> Where located on a mid – street block allotment, the street frontage is 18metres or greater; except in case of the residential precincts of Imbil, Goomeri, Kilkivan and Cooloola Cove where the street frontage is 35m or greater.</p>
<p><b>PO10</b> Open space is provided to meet the recreational and privacy needs of residents.</p>	<p><b>AO10.1</b> Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 40m<sup>2</sup> with a minimum dimension of 3m.</p> <p>and</p> <p><b>AO10.2</b> Private open space is directly accessible from the living areas of the dwelling and is screened from adjoining development.</p> <p>and</p> <p><b>AO10.3</b> Internal screen fencing of ground level private open space is provided to a minimum height of 1.5m.</p>
<p><b>Section 5 Non-residential uses</b></p>	
<p><b>PO11</b> Non residential uses provide support in satisfying the daily convenience needs of the local residential community; are compatible with maintaining the residential amenity of the local area including the provision of an appropriate interface to neighbouring uses and do not impact the viability of nearby centres.</p>	<p><b>AO11.1</b> Non –residential uses –</p> <ul style="list-style-type: none"> <li>(a) locate on the corner of a collector street or higher order roads; or</li> <li>(b) are co-located with other similar uses of a retail, commercial or community nature; and</li> <li>(c) have a gross floor area of 400m<sup>2</sup> or less.</li> </ul> <p><b>AO11.2</b> Non-residential uses provide:</p> <ul style="list-style-type: none"> <li>(a) 1.8m high screen fencing to all side and rear boundaries where adjoining residential uses; and</li> <li>(b) minimum 5m side and rear boundary setbacks where adjoining residential uses; and</li> <li>(c) minimum 6m boundary setback to street frontages.</li> </ul> <p>Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p>
<p><b>Section 6 Advertising devices</b></p>	
<p><b>PO12</b> Advertising devices:</p> <ul style="list-style-type: none"> <li>(a) are of a scale and appearance that reflect the intended residential character of the zone; and</li> <li>(b) maintain the safety of pedestrian and transport networks.</li> </ul>	<p><b>AO12.1</b> Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity.</p> <p>and</p> <p><b>AO12.2</b> The combined maximum signface area does not exceed 1m<sup>2</sup> per site.</p>

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	<p>and</p> <p><b>AO12.3</b> The maximum height does not exceed 2.4m above ground level.</p> <p>and</p> <p><b>AO12.4</b> The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p><b>AO12.5</b> The advertising device is not a moving sign.</p>
<b>Section 7 For development affected by one or more overlays</b>	
<b>Heritage and neighbourhood character</b>	
<p><b>PO13</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p><b>AO13.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p>
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO14</b> Where development involves:</p> <p>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment, or</p> <p>(b) filling of land with more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater, the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO14.1</b> The disturbance of acid sulfate soils is avoided by:</p> <p>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</p> <p>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</p> <p>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p><b>AO14.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</p> <p>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</p>
<b>Conservation significant areas</b>	
<p><b>PO15</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p><b>AO15.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO15.2</b> Development is compatible with the values of the conservation significant area.</p> <p>or</p>

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	<p><b>AO15.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO15.4</b> Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
<b>Bushfire</b>	
<p><b>PO16</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO16.1</b> Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p><b>AO16.2</b> Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p><b>AO16.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <ul style="list-style-type: none"> <li>(a) fire brigade tank fittings; and</li> <li>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</li> </ul>
<p><b>PO17</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p><b>AO17.1</b> No Acceptable Outcome specified.</p> <p><b>Editor's note:</b> Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</p>