

6.2.3 Character Residential Zone Code

6.2.3.1. Purpose

- (1) The purpose of the zone is to provide for a particular character of a predominantly residential area. The residential uses are supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose is to provide protection for the traditional character and streetscape setting within the zone.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development protects existing traditional character and built form from incompatible development.
 - (b) Development provides for a range of residential dwelling choices that reflect the existing traditional character.
 - (c) Development is sensitive to the existing traditional character by incorporating design elements that are compatible and reflective of the established streetscape character.
 - (d) Development that facilitates urban consolidation and the efficient use of physical and social infrastructure is encouraged where it compliments and maintains the existing character.
 - (e) 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 character and residential amenity of the area and do not undermine the viability of nearby centres.
 - (f) Development maintains a high level of character and residential amenity having regard to traffic, noise, dust, odour, lighting, and other locally specific impacts including nearby industrial or other incompatible uses.
 - (g) Development provides for an efficient land-use pattern that is well connected to existing urban areas and infrastructure.
 - (h) Development is provided with appropriate infrastructure.
 - (i) Development recognises and conserves the cultural heritage values of existing Local Heritage places.
 - (j) Development is sited, designed and managed to minimise the risk of bushfire hazard to people and property.

6.2.3.2. Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

Table 6. 3 Character residential zone code

Performance Outcomes		Acceptable Outcomes	
Section 1 General			
PO1	Development is of a form and appearance that is compatible with the traditional character of the zone.	and	AO1.1 Site cover does not exceed 50%.
		and	AO1.2 Existing buildings reflecting the character of the area are retained at the front of the site.
		and	AO1.3 Buildings, excluding gatehouses and unenclosed carports, are set back no closer to the road frontage than the buildings on adjoining sites.
		and	AO1.4 Roof pitch is a minimum 25° or matches the pitch of existing buildings in the street.
		and	AO1.5 Building height does not exceed 2 storeys and 8.5 m above ground level.
		or	AO1.6 Buildings do not exceed the height of existing buildings in the street.

Performance Outcomes	Acceptable Outcomes
	<p>and</p> <p>AO1.7 New garages, carports and outbuildings represent less than 50% of the area of the front elevation of the building.</p> <p>and</p> <p>AO1.8 New garages, carports and outbuildings are contained behind a line parallel to the street frontage and passing through the mid-point of the existing building.</p> <p>or</p> <p>AO1.9 New garages, carports and outbuildings forward of a line parallel to the street frontage and passing through the mid-point of the existing building match the form and materials of the existing building.</p> <p>and</p> <p>AO1.10 Any new front fence is a maximum height of 1.2m and uses materials similar to that most commonly used on front fences in the street.</p> <p>and</p> <p>AO1.11 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>AO1.12 A 1.8m high screen fence is provided to the side and rear boundaries of the lot.</p> <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>and</p> <p>AO1.13 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>
<p>PO2 Development reflects the traditional character of housing in the zone.</p>	<p>AO2.1 Buildings are raised above ground level, using stumps, a minimum of 0.4m and a maximum of 2.7m, and use verandahs, eaves and awnings to provide climate control.</p> <p>and</p> <p>AO2.2 Verandahs facing the street are a minimum of 50% of the total width of the building.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO2.3 External elements include a combination of lightweight verandahs, stairs, eaves, overhangs, sunhoods, lattice screens or batten panels.</p> <p>and</p> <p>AO2.4 Roof forms include one or more of a combination of pyramids, hips or gables and are of materials similar to character houses nearby in the street.</p> <p>and</p> <p>AO2.5 The maximum length of any façade without articulation or change of materials is 10m.</p>
<p>PO3 Alterations or extensions to existing buildings are consistent with the traditional character of the streetscape.</p>	<p>AO3.1 Works are contained behind a line parallel to the street frontage and passing through the mid-point of the existing building.</p> <p>or</p> <p>AO3.2 Works forward of a line parallel to the street frontage and passing through the mid-point of the existing building match the form and materials of the existing building.</p>
<p>PO4 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;</p> <p>(b) is reliable and service failures are minimised; and</p> <p>(c) is functional and readily augmented.</p>	<p>AO4.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO4.2 Stormwater is discharged to a lawful point of discharge.</p> <p>and</p> <p>AO4.3 Infrastructure is provided, designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p>PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO5.1 Access is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p>PO6 Refuse storage areas are:</p> <p>(a) conveniently located for use and collection; and</p> <p>(b) are of useable size; and</p> <p>(c) avoid adverse impacts on neighbours and occupants; and</p> <p>(d) are screened from view within the site, adjoining properties and the street.</p>	<p>AO6.1 No Acceptable Outcome specified.</p>
<p>Section 2 Home based business</p>	
<p>PO7 The activity, occupation or business is subordinate to the dwelling house on the site.</p>	<p>AO7.1 The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator.</p>

Performance Outcomes	Acceptable Outcomes
	<p>and</p> <p>AO7.2 The maximum internal floor area used is 40m².</p> <p>and</p> <p>AO7.3 Outdoor activity or storage areas are not included.</p> <p>and</p> <p>AO7.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m².</p> <p>and</p> <p>AO7.5 Additional on site access and vehicle parking arrangements are not provided.</p>
<p>PO8 The amenity of the local residential area is not adversely affected.</p>	<p>AO8.1 No more than one non-resident of the site is employed.</p> <p>and</p> <p>AO8.2 The home business does not involve the storage of hazardous or noxious materials.</p> <p>and</p> <p>AO8.3 The home business does not involve servicing or repair of vehicles.</p> <p>and</p> <p>AO8.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO8.5 The home business does not involve hiring out of any machinery or equipment.</p>
Section 3 Dual occupancy	
<p>PO9 Dual occupancies are:</p> <p>(c) located on sites of a suitable size that provide for protection of the amenity of adjoining properties; and</p> <p>(d) dispersed to compliment and not detract from the low density residential character and amenity of the zone.</p>	<p>AO9.1 AO9.1 The minimum lot size is 800m², except within the residential precinct of Imbil, where the minimum lot size of 1500m².</p> <p>and</p> <p>AO9.2 AO9.2 Does not adjoin another lot developed or approved for a dual occupancy.</p> <p>and</p> <p>AO9.3 AO9.3 Is located on a corner allotment.</p> <p>or</p> <p>AO9.4 AO9.4 Where located on a mid –street block allotment, the street frontage is 18metres or greater; except in case of the residential precinct of Imbil where the street frontage is 35m or greater.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO10 Open space is provided to meet the recreational and privacy needs of residents.</p>	<p>AO10.1 Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 40m² with a minimum dimension of 3m.</p> <p>and</p> <p>AO10.2 Private open space is directly accessible from the living areas of the dwelling and is screened from adjoining development.</p> <p>and</p> <p>AO10.3 Internal screen fencing of ground level private open space is provided to a minimum height of 1.5m.</p>
Section 4 Non-residential uses	
<p>PO11 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>AO11.1 Non –residential uses –</p> <ul style="list-style-type: none"> (a) locate on the corner of a collector street or higher order roads; or (b) are co-located with other similar uses of a retail, commercial or community nature; and (c) have a gross floor area of 400m² or less. <p>and</p> <p>AO11.2 Non-residential uses provide:</p> <ul style="list-style-type: none"> (a) 1.8m high screen fencing to all side and rear boundaries where adjoining residential uses; and (b) minimum 5m side and rear boundary setbacks where adjoining residential uses; and (c) minimum 6m boundary setback to street frontages. <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>
Section 5 Advertising devices	
<p>PO12 Advertising devices:</p> <ul style="list-style-type: none"> (a) are of a scale and appearance that reflect the intended residential character of the zone; and (b) maintain the safety of pedestrian and transport networks. 	<p>AO12.1 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>AO12.2 The combined maximum signface area does not exceed 1m² per site.</p> <p>and</p> <p>AO12.3 The maximum height does not exceed 2.4m above ground level.</p> <p>and</p> <p>AO12.4 The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p>AO12.5 The advertising device is not a moving sign.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO13 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO13.1 No Acceptable Outcome specified.</p>
<p>Section 6 For development affected by one or more overlays</p>	
<p>Heritage and neighbourhood character</p>	
<p>PO14 Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p>AO14.1 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> <p>and</p> <p>AO14.2 Development occurs in accordance with Sections 1 to 5 of this code.</p>
<p>PO15 Development in an area of Neighbourhood Character and not involving an identified Local Heritage Place respects the existing streetscape, built form, character and amenity of the area.</p>	<p>AO15.1 No Accepted Outcome specified.</p>
<p>Bushfire</p>	
<p>PO16 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p>AO16.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO16.2 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>AO16.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² 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"> (a) fire brigade tank fittings; and (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.
<p>PO17 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>AO17.1 No Acceptable Outcome identified.</p>