



RESIDENTIAL 2



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4.3.4 Residential 2 Planning Area Code

Purpose

The purpose of this Code is to facilitate the achievement of the following outcomes for the Residential 2 Planning Area:

- encourage residential development which provides for a wider choice of housing in terms of form, size and affordability to meet the needs of residents;
- encourage medium density housing in a range of accommodation types, particularly in areas with a high level of accessibility to public transport, shopping facilities, community facilities and employment centres;
- ensure that residential development is of an appropriate scale and achieves an attractive built form which is sympathetic to the location and enhances the character of established residential areas;
- ensure that residential development is designed to take account of the tropical climate of the Shire by incorporating architectural features and elements which are appropriate in a tropical environment;
- promote the efficient use of physical and social infrastructure;
- ensure that Landscaping of residential development enhances the visual appearance of the development and the streetscape, provides attractive outdoor spaces and privacy between adjoining developments; and
- provide for the establishment of facilities to service the local community.

Applicability

This Code applies to development that is self assessable or assessable in the Residential 2 Planning Area for:

- Material Change of Use;
- Reconfiguring a Lot;
- Operational Work Associated with Reconfiguring a Lot;
- Operational Work – Filling or Excavation not associated with a Material Change of Use;
- Operational Work – Engineering Works not associated with a Material Change of Use; and
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use;

For self-assessable development assessed against this Code, the applicable Acceptable Solutions is A4.1.

Self assessable development which does not comply with the Acceptable Solution listed above, will require Code Assessment.



Elements of the Code

Consistent and Inconsistent Uses

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P1	The establishment of uses is consistent with the outcomes sought for the Residential 2 Planning Area.	A1	Uses identified as inconsistent uses in the Assessment Table are not established in the Residential 2 Planning Area.

Site Coverage –Other than a House

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P2	The Site Coverage of all Buildings, other than a House, does not result in a built form that is bulky or visually obtrusive ²⁸ .	A2.1	<p>The Site Coverage of any Buildings, other than a House, is limited to:</p> <ul style="list-style-type: none"> • 45% at Ground Level; • 40% at first floor level; • 35% at second floor level, if applicable.

Building Setbacks –Other than a House

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P3	<p>Buildings, other than a House, are Setback to:</p> <ul style="list-style-type: none"> • maintain the character of residential neighbourhoods; and • achieve separation from neighbouring Buildings and from Road Frontages²⁸; and • maintain a cohesive streetscape pattern; and • provide for daylight access, privacy and appropriate landscaping. 	A3.1	<p>Buildings are Setback:</p> <ul style="list-style-type: none"> (a) at least 6 metres from the Main Street Frontage; and (b) at least 4 metres from any secondary Road Frontage; and (c) to side and rear boundaries: <ul style="list-style-type: none"> (i) 1.5 metres; or (ii) an average of half of the Height of the wall of the Building, whichever is the greater.

²⁸ For a House or an Outbuilding, the setbacks from road frontages and from side and rear boundaries and the site coverage are in accordance with the Standard Building Regulation.



Fencing

<p>P4 Perimeter fencing to the Frontage of a Site is not visually obtrusive and does not detract from the residential character of the area.</p>	<p>A4.1 Any fencing provided to any Street Frontage of the Site is a maximum of 1.2 metres in Height and does not present a blank facade to the street.</p> <p style="text-align: center;">AND</p> <p>Fencing at the side and rear of the Site is a maximum of 1.8 metres in Height.</p>
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Building Proportions and Scale – Other than a House

<p>PERFORMANCE CRITERIA</p>	<p>ACCEPTABLE SOLUTIONS</p>
<p>P5 The proportions and scale of any development, other than a House, are in character with the area and local streetscape.</p>	<p>A5.1 Balconies, patios and similar spaces are not enclosed or capable of being used as a Habitable Room.</p> <p style="text-align: center;">AND</p> <p>Balconies, patios and similar spaces are designed to be open and of light weight appearance with a maximum of 20% of the façade being fully enclosed.</p> <p>A5.2 The development incorporates building design features and architectural elements detailed in Planning Scheme No. 2 – Building Design and Architectural Elements.</p> <p>A5.3 The overall length of a Building does not exceed 30 metres and the overall length of continuous wall does not exceed 15 metres.</p>



Landscaping –Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P6 A Site which is developed for any residential purpose, other than a House, is established with Landscaping which is functional, provides visual interest and form, incorporates native vegetation and provides privacy to adjacent residential uses²⁹.</p>	<p>A6.1 A minimum of 35% of the Site is provided as Landscaping and Recreation Area. 30% of this total area is provided as Landscaping.</p> <p style="text-align: center;">UNLESS</p> <p>A greater percentage is specified in a Land Use Code.</p> <p style="text-align: center;">AND</p> <ul style="list-style-type: none"> • within the Site Frontage Setback area a minimum width of 2 metres of Landscaping, including 75% Dense Planting; and • within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping, including 75% Dense Planting, <p>is provided in accordance with the Landscaping Code.</p> <p style="text-align: center;">UNLESS</p> <p>A greater distance is specified in a Land Use Code.</p>

²⁹ Vegetation clearing is required to be undertaken in accordance with Local Law – Vegetation Management.