

6.2.4 General residential zone code

6.2.4.1 Application

This code applies to assessing material change of use and building work for development in the General residential zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.4.2 Purpose

- (1) The **purpose** of the General residential zone is to provide for :
 - a) residential uses; and
 - b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The **local government purpose** of the code is to provide for low density residential development, predominantly *dwelling houses* on a range of lot sizes serviced by appropriate urban infrastructure, in the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah.

A mix of other residential and non-residential activities may also be established where consistent with the predominant residential character, scale and amenity of the zone.

- (3) The purpose of the General residential zone code will be achieved through the following **overall outcomes**:
 - a) *Dwelling houses* and *dual occupancies* are the predominant accommodation activities provided in the General residential zone, on a variety of lot sizes;
 - b) The predominant low rise and low intensity scale of development provided by *dwelling houses* and *dual occupancies* in the zone is maintained;
 - c) *Residential care facilities* and *retirement facilities* may provide complementary accommodation activities where well-located in relation to the town centre;
 - d) Other accommodation activities such as *multiple dwellings* and *short-term accommodation*, *home based business* and community activities may be established where the use:
 - (i) is of a limited scale and intensity that maintains the predominant low density residential scale of development and amenity in the zone;
 - (ii) directly supports the day to day needs of the local community; and
 - (iii) is not more appropriately located in the Somerset Region town centres network;
 - e) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
 - f) Development is connected to the full range of urban infrastructure networks, including the reticulated water supply, sewerage and stormwater drainage networks, road transport networks and electricity and telecommunications infrastructure;
 - g) Development is supported by necessary transport infrastructure and delivers safe and walkable neighbourhoods that integrate with active transport networks that connect with the town centre;
 - h) Development is supported by necessary community facilities, open space and recreational areas that supports the needs of the local community;
 - i) Development proceeds in a logical and orderly sequence that makes efficient use of existing and planned extensions to urban infrastructure networks;
 - j) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - k) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development;
 - l) Development responds to land constraints, including but not limited to topography, bushfire and flooding;
 - m) Development is designed to avoid or otherwise minimise adverse impacts from industrial development that will affect the health and safety, wellbeing and amenity of communities and individuals;

- n) Development does not compromise the viability of existing or future land uses on adjoining and nearby properties, including industrial activities, rural activities and business activities;
- o) The **Park residential precinct** provides very low density residential living opportunities on lots generally greater than 4,000 square metres with good access to the infrastructure and services provided in the Esk, Fernvale, Kilcoy and Lowood town centres;
 - (i) *Dwelling houses* are the predominant accommodation activities provided;
 - (ii) The intensity of development:
 - (A) is compatible with the semi-rural character of the precinct and the dominance of natural features and vegetation over built form; and
 - (B) reflects the different levels of service provided by the reticulated sewerage network within and across the towns;
 - (iii) Appropriate *home based business* uses complement the semi-rural character and amenity of the precinct;
 - (iv) The existing subdivision pattern in established areas of the precinct is largely retained;
 - (v) Lots created by further subdivision in the precinct are generally greater than 4,000 square metres in area;
 - (vi) Development is serviced by the following infrastructure:
 - (A) either the reticulated water supply network or an adequate and self-sufficient potable water supply;
 - (B) a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values; and
 - (C) stormwater drainage, electricity, gas and telecommunications services as appropriate.

6.2.4.3 Assessment benchmarks

Part A—

Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.4.3.A—

Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 <i>Building height.</i> (a) exhibits a low rise character consistent with the predominant built form of the zone; and (b) does not detract from the amenity enjoyed by <i>adjoining premises</i> .	AO1 <i>Building height</i> does not exceed two storeys and 8.5 metres above <i>ground level</i> .
Outbuildings (Class 10a)	
PO2 <i>Outbuildings</i> are not used for habitable or domestic purposes.	AO2 <i>Outbuildings</i> are used for non-habitable purposes only.

Performance outcomes	Acceptable outcomes
For assessable development	
Building scale	
<p>PO3 Building scale: (a) complements the predominant low scale and intensity character of development in the zone; (b) does not dominate the premises; and (c) provides for generous landscaping and private open space opportunities.</p>	<p>AO3 <i>Site cover</i> does not exceed 50 percent.</p>
Building setbacks	
<p>PO4 Building setbacks: (a) maintain a coherent streetscape character in the zone; and (b) do not detract from the amenity enjoyed by <i>adjoining premises</i>.</p>	<p>For development other than a <i>dwelling house</i> or <i>dual occupancy</i>:</p> <p>AO4.1 Buildings and structures are setback a minimum 6 metres from the <i>primary street frontage</i> of the site.</p> <p>AO4.2 Buildings and structures are setback a minimum 3 metres from each side boundary of the site.</p> <p>AO4.3 Buildings and structures are setback a minimum 3 metres from the rear boundary of the site.</p>
Amenity	
<p>PO5 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to: (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; and (i) overlooking and privacy.</p>	<p>AO5 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>PO6 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i>; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO6 No acceptable outcome provided.</p>

**Table 6.2.4.3.B—
Requirements for accepted development and assessment benchmarks for assessable development —Park residential precinct**

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
<p>PO1 <i>Building height.</i></p> <ul style="list-style-type: none"> (a) exhibits a low rise character consistent with the predominant built form of the zone; and (b) does not detract from the amenity enjoyed by <i>adjoining premises</i>. 	<p>AO1 <i>Building height</i> does not exceed two storeys and 8.5 metres above <i>ground level</i>.</p>
Outbuildings (Class 10a)	
<p>PO2 <i>Outbuildings</i> are not used for habitable or domestic purposes.</p>	<p>AO2 <i>Outbuildings</i> are used for non-habitable purposes only.</p>
Animal husbandry	
<p>PO3 Development for <i>animal husbandry</i> does not compromise the:</p> <ul style="list-style-type: none"> (a) amenity enjoyed by <i>sensitive land uses</i> located on <i>adjoining premises</i>; and (b) water quality values of local receiving environments. 	<p>AO3.1 <i>Animal enclosures</i> and associated structures (other than fences) are not located within:</p> <ul style="list-style-type: none"> (a) 100 metres of a lot located in the General residential zone that is not located in the Park residential precinct; (b) 100 metres of a <i>sensitive land use</i> on an <i>adjoining premises</i>; and (c) 15 metres of a <i>dwelling house</i> on the same site.

Performance outcomes	Acceptable outcomes
For assessable development	
Building scale	
<p>PO4 Building scale: (a) maintains the predominant low intensity scale of development in the precinct; and (b) reinforces the semi-rural character of the precinct and the dominance of natural features over built form.</p>	<p>AO4 Site cover does not exceed 20 percent.</p>
Building setbacks	
<p>PO5 Building setbacks: (a) provide a well-defined separation of built form between <i>adjoining premises</i> consistent with the semi-rural character of the precinct; and (b) do not detract from the amenity enjoyed by <i>adjoining premises</i>.</p>	<p>AO5.1 Buildings and structures are setback a minimum 10 metres from the <i>primary street frontage</i> of the site.</p> <p>AO5.2 Buildings and structures are setback a minimum 10 metres from the side and rear boundaries of the site.</p>
Amenity	
<p>PO6 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality and must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; and (i) overlooking and privacy.</p>	<p>AO6 No acceptable outcome provided.</p>
<p>PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i>; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.</p>	<p>AO7 No acceptable outcome provided.</p>
<p>PO8 Development does not result in exposure of a <i>sensitive land use</i> to industrial air, noise</p>	<p>AO8.1 Development is designed to ensure that:</p>

Performance outcomes	Acceptable outcomes
<p>and odour emission that impact on human health, amenity and well-being.</p>	<p>(a) the indoor noise objectives set out in the <i>Environment Protection (Noise) Policy 2008</i> are met; and</p> <p>(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> are met.</p> <p>Note – Design measures to address the Policies in AO7.1 could include:</p> <ul style="list-style-type: none"> • landscaping; • setting back sensitive land uses from existing and future industrial noise sources; • positioning buildings in the most appropriate geographic locations; • using barriers, mounds and fences; • screening sensitive land uses from industrial uses. <p>AO8.2 Noxious and offensive odours are not experienced at the location of <i>sensitive land uses</i>.</p> <p>Note – The Queensland Odour Impact Assessment Guideline provides a methodology for assessing odour impacts.</p>