# **6.2.2 General Residential Code**

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| **Performance outcomes** | **Acceptable outcomes** | **Complies** | **Justification for Compliance or Alternative Solution to achieve compliance** |
| **For assessable development** | |  |  |
| **PO1**  Development is consistent with the existing built form in terms of size, design, siting and physical characteristics. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings, and is respectful and sympathetic to any heritage place identified in the [SPP mapping – Environment, Cultural heritage](https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking). | **AO1**  No acceptable outcome is prescribed. |  |  |
| **PO2**  Development with frontage to a highway must have safe access points that do not adversely impact on the safety and efficiency of the State-controlled road. | **AO2**  No acceptable outcome is prescribed. |  |  |
| **PO3**  Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the State-controlled road corridor. | **AO3**  As per Queensland Development Code requirements. |  |  |
| **PO4**  All uses are located, designed, orientated and constructed to minimise the impacts from the noise, vibration and dust emissions from the State-controlled road. | **AO4**  As per Queensland Development Code requirements. |  |  |
| **PO5**  Commercial uses that support and service the residential areas are centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation. | **AO5**  No acceptable outcome is prescribed. |  |  |
| **For the Limited Resilient Precinct and the Resilient Residential Precinct**  **Residential Development (Dwelling Houses and Dual Occupancy)** | |  |  |
| **Height** | |  |  |
| **PO6**  Sensitive land uses are not established within or adjacent to industrial uses. | **AO6**  No acceptable outcome is prescribed. |  |  |
| **Site Coverage and Setbacks** | |  |  |
| **PO7**   1. Residential building design and siting maintains the character of the locality in terms of building bulk. 2. Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced. | **AO7.1**  Residential buildings do not exceed the site coverage thresholds as follows:   * Dwelling House – 50% * Dual occupancy – 40% * Site coverage of outbuildings not to exceed 15% of the remaining area.   **For Dual Occupancies:**  **AO7.2**  Setback is not less than 6m from any road frontage; or  **AO7.3**  Setback is within 20% of the existing setbacks of adjoining properties; and  **AO7.4**  Side boundary clearances of not less than 1.5m and rear boundary clearance of not less than 6m from property boundaries. |  |  |
| **Residential Amenity for Dual Occupancies** | |  |  |
| **PO8**  The location and design of dual occupancies provides for adequate privacy, sunlight, ventilation and open space. | **AO8.1**  No acceptable outcome is prescribed. |  |  |
| **Landscaping for Dual Occupancies** | |  |  |
| **PO9**  Landscaping on the site should be:   1. visually pleasing and create an attractive environment. 2. located to take account of the direction of the breezes and sun. 3. located to give privacy and buffering from any potential incompatible uses. 4. located to avoid interference with electricity lines and infrastructure. 5. constructed so as not to block visibility at intersections on the state-controlled road. | **AO9**  No acceptable outcome is prescribed. |  |  |
| **For the Resilient Residential Precinct** | |  |  |
| **Community Infrastructure** | |  |  |
| **PO10**  Development for new community infrastructure (including that defined as Sensitive Land Uses and Community Orientated Uses under this planning scheme) is not undertaken in the Precinct, and expansion of existing community infrastructure does not increase risk to life or property. | **New Uses**  **AO10.1**  No acceptable outcome is prescribed.  **Existing Uses**  **AO10.2**  Development for the purposes of extension of existing community infrastructure is informed by additional flood hazard, risk management and emergency management. |  |  |
| **For the Limited Resilient Precinct only** | |  |  |
| **Land Use** | |  |  |
| **PO11**  Development for urban purposes (including increases in scale and intensity of existing urban uses) is avoided and non-urban development is compatible with the flood hazard. | **Urban Purposes**  **AO11.1**  Land use for urban purposes consists of single dwelling houses and ancillary outbuildings on existing allotments.  **AO11.2**  Additional lots are not created.  **Non-urban Purposes**  **AO11.3**  No acceptable outcome is prescribed. |  |  |