

6.2.1 Residential zone category

6.2.1.1 General residential zone code

6.2.1.1.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

6.2.1.1.2 Purpose

- (1) The purpose of the General residential zone is to provide for:
 - (a) residential uses; and
 - (b) community uses, small-scale services, facilities and infrastructure to support local residents.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development is low rise and consistent with the low-density character of the existing neighbourhoods within the Charters Towers urban area;
 - (b) development provides a range of residential dwelling choices including Dwelling houses, Dual occupancy and attached housing forms such as Multiple dwellings, retirement facilities, residential care facilities and Rooming accommodation;
 - (c) detached housing forms such as Dwelling houses and Dual occupancy forms are located on standard residential lot sizes;
 - (d) attached housing forms such as Multiple dwellings, residential care facilities and retirement facilities are accommodated on larger sites to ensure:
 - (i) building bulk, density and the development footprint complements the surrounding area;
 - (ii) setbacks ensure privacy and limit overshadowing on adjoining sites; and
 - (iii) sufficient open space and car parking areas are provided.
 - (e) buildings are of a scale, height and size that complement the low rise residential neighbourhood character through design elements that reduce building bulk and create an attractive streetscape;
 - (f) development creates pleasant living environments that ensure privacy, access to sunlight, open space, ventilation and natural climate control;
 - (g) development supports safe and walkable neighbourhoods that are well connected to community facilities, employment nodes, centres, open space and recreational areas, community services and educational opportunities in other zones;
 - (h) small scale non-residential uses may be supported (particularly in existing non-residential buildings) where such uses directly support the day to day needs of the immediate residential community, ensure reasonable neighbourhood amenity and do not undermine the viability of nearby centres;
 - (i) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and active transport use;

- (j) development is supported by transport infrastructure that is designed to provide and promote safe and efficient movement including walking and cycling;
- (k) development is supported by necessary open space, recreational areas and appropriate infrastructure to support the needs of the local community;
- (l) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting, overshadowing, privacy and other locally specific impacts;
- (m) development responds to land constraints, including but not limited to, former mining activities and land contamination;
 Editor's note—sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.
- (n) development mitigates any adverse impacts on adjoining areas of environmental significance through location, design, operation and management requirements; and
- (o) residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and other major facilities.

Table 6.2.1.1.3(a) — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant's response
Built form		
PO1 Buildings: (a) are low rise; (b) do not create unreasonable overshadowing on adjoining residential properties; and (c) do not adversely impact on the residential character and amenity of the area.	AO1 Building height does not exceed 8.5m and 2 storeys above ground level.	
PO2 Residential buildings: (a) are proportionate to the size and street frontage of the site; (b) protect residential neighbourhood character; (c) provide setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for adjoining properties;	AO2.1 Where a Multiple dwelling, Residential care facility, Retirement facility or Rooming accommodation, development is in accordance with Table 6.2.1.1.3(b)—Siting requirements.	
	AO2.2 Where a Dual occupancy: (a) site cover is a maximum of 50% of the total site area; and (b) minimum street frontage is 30m.	

Performance outcomes	Acceptable outcomes	Applicant's response
(d) provide for adequate open space and landscape areas; (e) reduce building bulk; and (f) allow casual surveillance of the street.	Editor's note—Setbacks for a Dwelling house and Dual occupancy are regulated in the QDC.	
Residential density		
PO3 Residential density reflects the residential character of the area.	AO3.1 Residential density is a maximum of: (a) 1 dwelling per lot where a Dwelling house (including 1 Secondary dwelling); or (b) 1 dwelling per 450m ² where Dual occupancy; or (c) 1 dwelling per 240m ² where a Multiple dwelling.	
	AO3.2 Where a Dwelling house, any Secondary dwelling is: (a) a maximum of 80m ² GFA; and (b) within 10m of the main building.	
Open space		
PO4 Development must provide sufficient and accessible open space for resident's needs.	AO4.1 Where a Multiple dwelling, Retirement facility or Rooming accommodation, minimum open space requirements are provided in accordance with the following: (a) 30m ² private open space per ground storey dwelling with a minimum dimension of 5m in any direction; (b) for dwellings above ground storey, a balcony with a minimum area of 12m ² and a minimum dimension of 3m; and (c) development greater than 18 dwellings provides a minimum communal open space area of 50m ² with a minimum dimension of 10m.	

	AO4.2 Private open space is directly adjacent to the main living area.	
Design and streetscape		
PO5 Driveways and parking areas including garages must not visually dominate the street.	AO5.1 Carparking areas where a Multiple dwelling, Retirement facility or Rooming accommodation, are located behind the main building.	
	AO5.2 Vehicle access is provided through a: (a) 1 paired driveway for a Dual occupancy (where not on a corner lot); (b) single driveway where a Multiple dwelling, Residential care facility, Retirement facility or Rooming accommodation.	
Use - Sales office		
PO6 The use does not adversely impact on the residential amenity of the surrounding land uses and local character.	AO6.1 Development of the sales office is in place for no more than two years.	
	AO6.2 The site coverage of the building is a maximum of 50% of the site area.	
	AO6.3 There are a maximum of 2 employees on- site at any one time.	

	AO6.4 The use operates between 8:00 and 18:00 Monday to Saturday and 9:00 to 13:00 on Sunday.	
Use - Food and drink outlet, Office or Shop if using an existing non-residential building		
PO7 Non-residential uses within an existing non-residential building do not adversely impact on the amenity of area.	AO7 Hours of operation are limited to 7:00 – 19:00 daily.	
For all assessable development		
Design and streetscape		
PO8 Development has a high-quality appearance and makes a positive contribution to the streetscape.	AO8.1 Landscaping is to be provided at a minimum dimension of 1.5m in width along the full frontage of any road.	
	AO8.2 For any Multiple dwelling or Retirement facility, balconies or verandah's occupy a minimum of 50% of the building facade fronting the street.	
PO9 Pedestrian entries: (a) are visible from the street and visitor car parking areas; (b) are separate to vehicle access points; (c) incorporate sun and rain shelter, such as overhangs or awnings; and (d) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc).	No acceptable outcome is nominated.	

<p>PO10</p> <p>Buildings must be orientated to facilitate casual surveillance of the street and any adjoining public space.</p> <p>Editor's note—This applies to all street frontages where development fronts more than 1 street.</p>	<p>AO10</p> <p>Buildings fronting a street or public space include the following features:</p> <ul style="list-style-type: none"> (a) large windows associated with living areas; or (b) balconies or verandah's. 	
<p>PO11</p> <p>Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; (f) clearly visible placement and location of letterboxes for identification by emergency services; and (g) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	<p>No acceptable outcome is nominated.</p>	

<p>PO12</p> <p>Design elements contribute to an interesting and attractive building through:</p> <ul style="list-style-type: none"> (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings; (b) variations in materials and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages; (f) elements which assist in wayfinding and legibility; and (g) elements which relate to the context including surrounding buildings, parks, streets and open spaces. 	<p>No acceptable outcome is nominated.</p>	
<p>PO13</p> <p>Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> (a) articulating individual dwellings; and (b) incorporating variety in design through use of roof pitch, height, gables and skillions. 	<p>No acceptable outcome is nominated.</p>	
<p>Open space</p>		
<p>PO14</p> <p>Open space is oriented to provide adequate sunlight and prevailing breeze.</p>	<p>No acceptable outcome is nominated.</p>	

<p>PO15</p> <p>Communal open space is:</p> <p>(a) designed to provide useable areas for communal activities such as clothes drying and social interaction; and</p> <p>(b) is not dominated by landscaping.</p>	<p>No acceptable outcome is nominated.</p>	
<p>Amenity</p>		
<p>PO16</p> <p>Habitable spaces must not directly overlook dwellings on adjacent land.</p>	<p>AO16</p> <p>Habitable room windows of a dwelling are separated a minimum of 9m from a habitable room window or private open space of another dwelling unless:</p> <p>(a) windows have translucent glazing or sill heights of at least 1.5m; or</p> <p>(b) there is a 1.8m high dividing fence at ground level;</p> <p>(c) outlook from windows, balconies, and terraces of a dwelling is screened where screening is;</p> <p>(i) a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and</p> <p>(ii) permanent and fixed, and designed to complement the development.</p>	
<p>PO17</p> <p>Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on site environment and provide shading.</p> <p>Editor's note—Applicants are also referred to the Landscaping code.</p>	<p>No acceptable outcome is nominated.</p>	

<p>PO18</p> <p>Outdoor activity, plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.</p>	<p>AO18</p> <p>Outdoor activity, plant equipment, waste, storage and servicing areas are:</p> <ul style="list-style-type: none"> (a) not located adjacent to any road frontage; and (b) screened from public view by either: <ul style="list-style-type: none"> (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or (ii) mature landscaping that has the same effect as a 1.8m high wall. 	
<p>Effects of development</p>		
<p>PO19</p> <p>Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>	

<p>PO20</p> <p>Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic and parking; (c) visual impact; (d) odour and emissions; and (e) lighting. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>	<p>No acceptable outcome is nominated.</p>	
<p>PO21</p> <p>All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, major road, infrastructure corridor and rail network in the vicinity; and (c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land. <p>Editor's note—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially</p>	<p>No acceptable outcome is nominated.</p>	

represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.		
Use - Child care centre		
PO22 Development is low impact, limited in scale and: (a) compatible with neighbouring residential uses and complementary to local character; (b) incorporates design elements that are consistent with the surrounding residential development; (c) supports the day to day needs of residents; (d) located on a site which must adequately accommodate activity needs and space requirements; and (e) does not undermine the viability of nearby centres.	No acceptable outcome is nominated.	
PO23 Development is highly accessible and is co-located with, or located close to, the commercial centre of Charters Towers or other community or recreation uses.	No acceptable outcome is nominated.	
PO24 Development does not adversely impact on the amenity of area.	AO24 Hours of operation are limited to 6.00 to 19.00 daily.	
PO25 Buildings are located on the site to maximise the residential amenity of residents and neighbours.	AO25 Buildings are setback a minimum of: (a) 6m from the front and rear boundary; and (b) 3m from the side boundary	

PO26 Development must ensure residential amenity is maintained on adjoining properties.	AO26 Development provides a 1.8m acoustic screen fence where adjoining a residential use.	
PO27 The development minimises: (a) the hazards of heavy traffic; (b) adverse impacts on the prevailing road hierarchy; and (c) on site conflict between children's activities, pedestrian movement, vehicle movement and car parking.	No acceptable outcome is nominated.	

6.2.1.1.3 Specific benchmarks for assessment

Table 6.2.1.1.3(b) — Siting requirements

Element			Acceptable solutions
4.1	Minimum frontage		30m
4.2	Minimum area		1,200m ²
4.3	Maximum site cover		50%
4.4	Minimum Setbacks	Front	3m (Outer most projection and including all street frontages where a corner lot)
			5m to any garage on a street frontage
		Rear	6m (where not on a corner lot)
		Side	1.5m not including eaves
4.5	Built to Boundary walls		Limited to 1 side boundary with a maximum length 10m and maximum height 3.5m