

MULTI UNIT DWELLING, ACCOMMODATION BUILDING & DUPLEX CODE

1 Purpose of the Code

The purpose of this code is to:

- ensure that new development is compatible in scale and design with neighbouring houses and the streetscape;
- ensure that multi unit dwelling, accommodation building and duplex development provides a good living environment for its inhabitants and does not adversely impact on the living environment of an adjoining site; and
- ensure that pre 1939 dwellings are retained in The Range North and South Areas as part of redevelopment.

2 Application of the Code

This code applies to either multi unit dwelling or duplex development in the City. This code also applies to any form of accommodation building, including motels. Part A applies to all multi unit dwelling, duplex or accommodation building development. Part B outlines additional requirements applying to motels, and Part C applies to buildings over three storeys in height. Where there is any conflict, Part C overrides Parts A and B and Part B overrides Part A.

For code assessable development, the code for assessment consists of the secondary code(s) listed below:

- Activity Centres Code – where located in a Commercial Area or Commercial Precinct; and
- Airport Code; and
- Bushfire Risk Minimisation Code – where located on Bushfire Prone Land; and
- City Centre Code-where located in the Central Business District Commercial Area
- Crime Prevention Through Environmental Design Code; and
- Demolition Code – where on a site where the code applies; and
- External Works and Servicing Code; and
- Filling or Excavation Code; and
- Flood Prone Land Code – where any part of the proposal is within the Q100 flood line shown on the Area maps; and
- Heritage Code- where on a Heritage Place or on a site adjoining a Heritage Place; and
- Landscape Code; and
- Parking and Access Code; and
- Railway Noise Code – where located in the Railway Noise Affected Corridor; and
- Signage Code; and
- Steep or Unstable Land Code – to the extent relevant as outlined at the beginning of the Steep or Unstable Land Code; and
- Water Quality and Water Quantity Code – where any part of the proposal is located within a waterway corridor.



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

3 Definitions

There are no definitions specific to this Code.

4 Explanation

This code sets out the criteria that are to be applied in the assessment of multi unit dwelling, accommodation buildings and duplex development within the City.

5 Performance Criteria and Acceptable Solutions

PART A	
Performance Criteria	Acceptable Solutions
Density, Building Bulk and Scale	
<p>P1 The density of the development is consistent with the scale and density of development expected and intended for an Area.</p>	<p>A1 Multi unit dwellings, accommodation buildings and duplexes are compatible with the expectations and intentions of their respective Area where they are proposed at a density in accordance with the following for each respective location:</p> <ul style="list-style-type: none"> (i) in a Residential Area or Residential Precinct - a Duplex only is acceptable on one in every four allotments on any street frontage provided that no more than half of the corner allotments at any intersection is occupied by an existing or approved duplex and the development complies with the requirements of this code and has a height in accordance with Planning Scheme Map 3¹; (ii) in a Residential Consolidation Area - multi unit dwellings, accommodation buildings and duplexes are acceptable on any allotment, subject to the development complying with the requirements of this code and has a height in accordance with Planning Scheme Map 3; (iii) in Commercial Areas or precincts (excluding the Central Business District Commercial Area) - multi unit dwellings, accommodation buildings and duplexes are acceptable only above ground level, subject to complying with the height limit and design criteria specified in the Performance Criteria of the Activity Centres Code; and (iv) in the Central Business District Commercial Area - multi unit dwellings and accommodation buildings² are acceptable; <ul style="list-style-type: none"> (1) only above ground level in Precincts 1

¹ Multi Unit Dwellings and Accommodation Buildings are generally inconsistent with the Intent of Residential Areas or Precincts, however if for some reason it was decided to be consistent, the Acceptable Solution would still be that it be at the 1 in 4 ratio.

² Higher densities than duplexes are encouraged and intended within this Area.



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A

Performance Criteria

Acceptable Solutions

		and 2; (2) at any level in Precinct 3 and comply with the height limit and design criteria specified in the Performance Criteria of the City Centre Code .																		
P2	The building bulk and scale of a development delivers a density of development that is consistent with that intended for the area and prevents the appearance and impacts associated with an overdevelopment of a site, a streetscape or an Area.	<p>A2.1.1 Development contains a plot ratio and site cover in accordance with Table 1 as follows:</p> <table border="1"> <caption>Table 1</caption> <thead> <tr> <th>Location</th><th>Plot Ratio</th><th>Site Cover</th></tr> </thead> <tbody> <tr> <td>Residential Area or Residential Precinct</td><td>Not Applicable</td><td>50%</td></tr> <tr> <td>Residential Consolidation Area</td><td>0.5</td><td>55%</td></tr> <tr> <td>Commercial Area or Commercial Precinct (excluding the CBD Commercial Area)</td><td colspan="2">Refer to Activity Centre Code</td></tr> <tr> <td>Central Business District Commercial Area</td><td colspan="2">Refer to City Centre Code</td></tr> <tr> <td>Any other location</td><td colspan="2">Not intended</td></tr> </tbody> </table> <p>A2.1.2 OR Multi Unit dwellings and Accommodation Buildings that have a height of 4 storeys or more, in Precinct 1 of the Inner City Residential Consolidation Area or on land fronting Murray Street between Denham and William Streets, have a site cover that does not exceed; (i) Up to and including the 3rd storey – 65% of the site area; and (ii) For the storeys above the 3rd storey – 30% of the site area.</p> <p>A2.2 AND The site has a minimum area and frontage as follows: (i) for duplexes, 800m² and 15 metres respectively; and (ii) for three or more units, 1,000m² and 20 metres respectively.</p>	Location	Plot Ratio	Site Cover	Residential Area or Residential Precinct	Not Applicable	50%	Residential Consolidation Area	0.5	55%	Commercial Area or Commercial Precinct (excluding the CBD Commercial Area)	Refer to Activity Centre Code		Central Business District Commercial Area	Refer to City Centre Code		Any other location	Not intended	
Location	Plot Ratio	Site Cover																		
Residential Area or Residential Precinct	Not Applicable	50%																		
Residential Consolidation Area	0.5	55%																		
Commercial Area or Commercial Precinct (excluding the CBD Commercial Area)	Refer to Activity Centre Code																			
Central Business District Commercial Area	Refer to City Centre Code																			
Any other location	Not intended																			
P3	Development has a building height ³ that is consistent with the intent of an Area and; (a) encourages higher densities of development closest to defined commercial Areas or	<p>A3.1 <i>In partial satisfaction of P3</i> Development at any location has a height no greater than that specified on Planning Scheme Map 3.</p> <p>A3.2 AND In a Residential Consolidation Area where the building height is shown on Planning Scheme Map 3 as no more than 3 storeys and 12.0 metres; where the 3rd storey or the building height between 9.0 metres and 12.0 metres is</p>																		

³ That may be a variety of different building heights for different parts of the development to satisfy this Performance Criterion.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A	
Performance Criteria	Acceptable Solutions
<p>Precincts; and</p> <p>(b) encourages higher densities of development adjacent to the Fitzroy River and other defined locations of opportunity; and</p> <p>(c) protects the character of Areas; and</p> <p>(d) reinforces the prominence and location of the City Centre; and</p> <p>(e) manages the impacts associated with tall development such as overshadowing, loss of privacy, and out of scale development.</p>	<p>located within 10 metres of the outermost projection⁴ of a house or small lot house on any other site, the maximum height is reduced to 2 storeys and 9 metres for that part of the development within that 10 metres.</p> <p>A3.3</p> <p>AND</p> <p>The development has a height that complies with the Airport Code.</p>
Building Design	
<p>P4 The appearance of the building is enhanced and its bulk reduced by using design elements that reflect the residential nature and purpose of the building as well as the area.</p>	<p>A4.1 Building Bulk is reduced in new development by incorporating the following design elements:</p> <ul style="list-style-type: none"> (i) verandahs or balconies, particularly to the street frontage; and (ii) variation in textures, materials and colours; and (iii) the integration of vertical landscaping as required by the Landscape Code; and (iv) variation in building form to create shadow or 'break up' the repetitiveness of a building. <p><i>As an example below, Drawing 1 achieves item (iv) and Drawing 2 does not.</i></p> <p>A4.2</p> <p>AND</p> <p>Roof shapes include pitches or gables.</p>



⁴ Applies to the outermost projection of the house or small lot house itself and not a carport, garage, shed or the like attached to the house or located elsewhere on the site of the house or small lot house.



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A

Performance Criteria

Acceptable Solutions



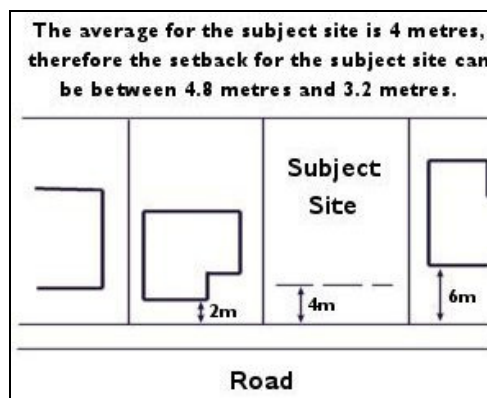
Drawing 1



Drawing 2

P5 The front setback of new buildings complements other building setbacks prevailing in the street.

A5 The front setback to the street is within 20% of the average setback of adjoining buildings to the same street.



Example

P6 Retaining walls are not over bearing or

A6.1 The combined height of any retaining wall and fence does not exceed 2.0 metres.

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A	
Performance Criteria	Acceptable Solutions
unsightly in appearance to an adjoining property or to the street.	<p>A6.2 AND Retaining walls above 1.5 metres in height along a property boundary have the portion above 1.5 metres in height set back 1 metre from any boundary to provide opportunities for landscaping.</p> <p>A6.3 AND Retaining walls above 1.5 metres in height within a site (and not within 1 metre of a property boundary at their base) are stepped or terraced and well landscaped to visually soften the appearance of the wall.</p>
P7 Building size and design does not significantly impact on the daylight available to habitable rooms, clothes drying areas and open space areas of adjoining dwelling units.	<p>A7 No Acceptable Solution specified.</p> <p><i>Note: The side boundary setbacks are to be in accordance with the setbacks stated in the Standard Building Regulation 1993 or as otherwise amended.</i></p>
Safety and Streetscape	
P8 Building design; (a) is orientated towards the primary street frontage of the site contributing to an attractive streetscape and safe urban environment; and (b) integrates the development with other existing and approved land uses to allow pedestrian movement and the opportunity for all to know or meet each other using connections that are wide enough to preserve sight lines and are safe.	<p>A8.1 <i>In partial satisfaction of P8</i> For development of 2 or more storeys, dwelling units or accommodation units that are located nearest to the primary street frontage have at least one balcony each orientated towards the primary street frontage.</p> <p>A8.2 AND The development is carried out in accordance with the Crime Prevention Through Environmental Design Code.</p> <p>A8.3 AND Fencing does not prevent casual surveillance of public road reserve or public open space from living areas (except private open space) within the residential building.</p> <p>A8.4 AND Security systems are installed at building entrances and not at the site boundaries of the development (eg. gates).</p>
P9 Pedestrian entry points are clear and	A9.1 Pedestrian entry points to dwelling units within the development are visible from the street.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A

Performance Criteria

Acceptable Solutions

well defined.

- AND**
- A9.2** The identification and use of pedestrian pathways and entry points to the development and building is reinforced by using any of the following:
- (i) plant hedges not greater than 500mm in height above the finished round level;
OR
 - (ii) small walls that have a maximum height of 500mm in height above the finished round level;
OR
 - (ii) bollards at a maximum interval of 2 metres linked with rope or chains.

- P10** Front fences and walls;
- (a) have a design and are constructed of materials that are compatible with the associated development and with attractive fences and walls in the nearby visible locality.
 - (b) are compatible with facilities in the street frontage area, such as mail boxes and garbage collection areas.
 - (c) where overland water flows are probable, provide for the movement of surface stormwater.

In partial satisfaction of P10.⁵

- A10.1.1** Front fences and walls are no more than 1.2m high if solid (forward of the building line). This height may be increased to 1.8m if the fence has openings, which make it not less than 50% transparent.
- A10.1.2 OR**
- Solid front fences and walls have a maximum height of 1.8m but are limited to where:
- (i) the main private open space for a dwelling unit or accommodation unit at ground level is in the front facing the street;
OR
 - (ii) traffic volumes exceeds 6000vpd;
and;
 - (1) have a width limited to a maximum of 75% of the frontage where private open space fronts the street or 6 metres, whichever is the lesser;
 - (2) doesn't prevent surveillance of the street is maintained from the development; and
 - (3) have fences that do not exceed 10m in length without some articulation or detailing to provide visual interest.

10.2

- AND**
- Fences longer than 10 metres in length along a road frontage have openings, gates, indentations or detailing to provide visual interest.

Privacy of Adjoining Dwellings

- P11** Building design does **A11.1** Screening of balconies to side or rear

⁵ The Acceptable Solutions provided only partially satisfy the Performance Criteria and therefore additional specific solutions for each site will also be required to be developed by the designer to satisfy the Performance Criteria.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A	
Performance Criteria	Acceptable Solutions
not detract from or impact upon the privacy of neighbours.	<p>boundaries occurs where overlooking into private open space areas of neighbouring properties occurs. Screening of balconies or decks occurs by perforated panels or trellises that have a maximum of 25% of openings.</p> <p>A11.2 AND</p> <p>Where habitable room windows look directly at habitable room windows in adjacent dwellings;</p> <p>(i) within 2 metres at ground level, or</p> <p>(ii) within 9 metres at levels above ground floor, privacy is protected by having:</p> <p>(1) sill heights a minimum of 1.5 metres above floor level; or;</p> <p>(2) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or</p> <p>(3) fixed external screens.</p>
P12 Landscaping is used in the development to;	A12 Development is carried out in accordance with the Landscape Code .
(a) contribute to the creation of an attractive appearance of the development using and integrating both natural and built elements; and	
(b) contribute to the creation of privacy.	
Open Space	
P13 Any multi unit dwelling or duplex provides sufficient open space for the needs of residents housed within the development that;	A13.1.1 For multi unit dwellings and duplexes with a site density of 40 dwellings per hectare or less, private open space for each dwelling unit comprises both (a) and (b) as follows:
(a) are clearly defined for private use;	(i) For dwelling units at-ground level:
(b) are of dimensions to suit the projected requirements of the occupants, and to	<p>(1) total minimum area of 20% of the dwelling unit Gross Floor Area, with a minimum dimension of 3.0m; and</p> <p>(2) an area of private open space with an area of 25m² with a minimum dimension of 4m and directly accessible from a living area of the dwelling unit; and</p> <p>(3) a maximum gradient of 1 in 10⁶; and</p> <p>(4) screening provided to prevent viewing of the private open space from public space and adjoining properties.</p>
	(ii) For dwelling units above-ground level:

⁶ A balcony or deck may be utilised as private open space where site gradients are excessive.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A

Performance Criteria

Acceptable Solutions

accommodate some outdoor recreational needs as well as providing space for service functions; and
 (c) contain a part of the private open space that is capable of serving as an extension of the dwelling unit for relaxation, dining, entertainment, recreation and children's play, and is accessible from a main living area of the dwelling.

A13.1.2

OR

For multi unit dwellings and duplexes with a site density of more than 40 dwellings per hectare, private open space for each dwelling unit comprises both (a) and (b) as follows:

- (i) For dwelling units at-ground level:
 - (1) total minimum area of 35m², with a minimum dimension of 2.5m; and
 - (2) an area of private open space with an area of 16m² with a minimum dimension of 4m and directly accessible from a living area of the dwelling unit; and
 - (3) a maximum gradient of 1 in 10⁽⁴⁾; and
 - (4) screening provided to prevent viewing of the private open space from public space and adjoining properties.
- (ii) For dwelling units above-ground level:

- (1) a balcony or rooftop area conveniently accessible from a main living area of the dwelling unit, having a minimum area of 8m² with a minimum dimension of 2.5m; and
- (2) adequate screening to protect the privacy of neighbours (as prescribed by A11.1 and A11.2).

A13.2

AND

A contribution towards public open space is made in accordance with **Planning Scheme Policy No. 5 – Open Space Infrastructure Contributions**.

Car Accommodation

P14 Garages or driveway areas must not visually dominate the street frontage.

A14.1

Carparking for residents is located underground or within a building or structure.

AND

A14.2

Landscaping of vehicle areas, including driveways, is carried out in accordance with the **Landscape Code**.

P15 Within a development;
 (a) Vehicle access is safe and convenient

A15

Off street parking spaces are provided in accordance with the requirements for the specific use as set out in the **Parking and Access Code**.

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A	
Performance Criteria	Acceptable Solutions
<p>for residents and visitors; and</p> <p>(b) Parking spaces are provided in accordance with residents and visitors needs; and</p> <p>(c) Consideration of off street parking numbers includes:</p> <p>(A) the number and type of dwelling units proposed;</p> <p>(B) the availability of kerb side parking;</p> <p>(C) local traffic or parking management; and</p> <p>(D) the target market for the dwelling units.</p>	<p><i>Note: Tandem car parking may be used where two spaces are provided for one dwelling unit or accommodation unit.</i></p>
<p>P16 The design of vehicle access and parking areas within the development;</p> <p>(a) has a minimal impact on the amenity of neighbouring properties to the development; and</p> <p>(b) contributes to the development of an attractive residential streetscape not dominated by garages and the like.</p>	<p>A16.1 Off street parking spaces are screened by fencing or landscaping or a combination of both to prevent a vehicle's glare and light intrusion into neighbouring properties.</p> <p>AND</p> <p>A16.2.1 Off street vehicle movement and parking areas are located at least 5 metres away from windows or private open space areas to a dwelling unit or accommodation unit on an adjoining property.</p> <p>A16.2.2 OR</p> <p>Acoustic screening⁷ is provided adjacent to any off street vehicle movement and parking area along a side or rear boundary.</p> <p>A16.3 AND</p> <p>Off street vehicle parking structures or garages are designed and located behind the building setback or below the building so they are not visible from the street.</p>

⁷ In the form of a double lapped and capped timber fence with a minimum surface density of 10kg/m².



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A

Performance Criteria

Acceptable Solutions

Other

<p>P17 Noise levels from the development do not adversely affect the amenity of existing or likely future dwelling units.</p>	<p>A17.1 All air conditioning units are located a minimum of 3 metres away from any boundary of the site to an adjoining property that accommodates (or is vacant and is capable of being developed for the purpose of) a dwelling unit or accommodation unit.</p> <p>A17.2 AND Air conditioning units are provided with acoustic screening to meet the standards set out in the <i>Environmental Protection Regulation 1998</i>.</p>
<p>P18 Areas for waste disposal, storage and collection; (a) are located so as to avoid adverse amenity impacts on neighbouring dwelling units; and (b) do not detract from the character and amenity of the streetscape; and (c) are easily accessible by waste collection vehicles or persons.</p>	<p>A18.1 Garbage bin storage areas are located within the site and are screened with landscaping and a 1.8 metre high fence in accordance with the Landscape Code so that their contents (including bins) are unable to be viewed by any member of the public from a public place.</p> <p>A18.2 AND For developments of 10 or more dwelling units or accommodation units, on site bin storage: (i) is not located within 5 metres of a property boundary adjoining a residential land use or road; and (ii) is located where it can be accessed at all times by refuse collection services and where required to enter a site in a vehicle, is able to enter and exit the site in a forward direction; and (iii) if of a size able to accommodate 1 (one) wheelie bin per dwelling unit and 1 (one) wheelie bin per 5, or part thereof, accommodation units.</p>
<p>P19 Multi unit dwelling, accommodation buildings and Duplexes are protected from adverse flooding and does not: (a) significantly interfere with the passage, storage or quality of stormwater or the natural functions of a waterway; or (b) put loss of life at risk; or (c) put life at risk of</p>	<p>A19 Multi unit dwelling, accommodation buildings and Duplexes and ancillary structures are not located within the Q100 floodable area as shown on the Planning Area Map.</p> <p><i>Note: New Multi unit dwelling, accommodation buildings and Duplexes or extensions to Multi unit dwelling, accommodation buildings and Duplexes within the Q100 line are required to be assessed against the Flood Prone Land Code.</i></p>

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A	
Performance Criteria	Acceptable Solutions
injury; or (d) put damage to property at high risk.	
P20 Habitable rooms, non habitable areas (eg utility areas, garage, laundry and storage room) and car parking do not significantly interfere with the passage or storage of stormwater or the natural functions of a waterway.	A20 Multi unit dwelling, accommodation buildings and Duplexes and ancillary structures are not located within the Q100 floodable area as shown on the Planning Area Map. <i>Note: New Multi unit dwelling, accommodation buildings and Duplexes or extensions to Multi unit dwelling, accommodation buildings and Duplexes within the Q100 line are required to be assessed against the Flood Prone Land Code.</i>
P21 Infrastructure including a reticulated water supply, sewerage, stormwater drainage, electricity, telephone and a constructed road frontage (which includes kerb and channel, footpath, etc) is installed and available for the use of the land.	A21 The use has infrastructure installed and connected to the site (or in the case of roadworks, constructed along the frontage of the site) in accordance with the External Works and Servicing Code .
P22 Development on land with a slope greater than 15% is done in a manner that; (a) protects the environmental values of the land; and (b) does not impact adversely on adjoining land; and (c) is responsive to the natural constraints of the land; and (d) protects the scenic amenity or visual elements of the land.	A22.1 The development is not carried out on land identified on the Steep or Unstable Land Code Map 1 as having a slope of 15% or greater. OR A22.2 The development complies with the Steep or Unstable Land Code .
P23 Accommodation	A23.1 The development complies with the Railway



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A

Performance Criteria

Acceptable Solutions

Buildings, Duplexes and Multi unit dwelling, accommodation buildings are located;
(a) where they will not be affected by rail noise or aircraft noise; and
(b) where they will not affect the navigation or safe operation of the Rockhampton airport or aircraft.

Noise Code.

AND
A23.2 The development complies with the **Airport Code.**

CHAPTER 5
MULTI UNIT DWELLING, ACCOMMODATION BUILDING & DUPLEX CODE



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART B – ADDITIONAL REQUIREMENTS FOR MOTELS ONLY	
Performance Criteria	Acceptable Solutions
P24 Motels are located in highly accessible and visible locations where safe vehicular access can be provided.	A24 The location of a motel is; (i) along a state controlled road, or (ii) in the Central Business District Commercial Area.
P25 Sites are large enough to accommodate the range of rooms and facilities expected for a motel.	A25 The minimum site area is 1,600m ² . <i>Note: Plot ratio and height of buildings that apply to a motel are outlined in P2 and P3 of this code.</i>
P26 Motels accommodate other uses that are ancillary to their primary function of residential accommodation.	A26 No Acceptable Solution specified.
P27 Motels are designed to ensure that sources of noise and light nuisance do not adversely impact onto adjoining properties.	A27.1 Common recreation facilities such as pools, tennis courts or barbecue facilities are: (i) located more than 10 metres from any adjoining premises used for a residential use; OR (ii) separated from any adjoining premises used for a residential use by an acoustic fence ⁸ or a solid building or part of a building with no voids. A27.2 AND Parking and manoeuvring areas for vehicles are: (i) located more than 10 metres from any allotment used for a residential purpose with vehicle spaces orientated to face internal to the site; OR (ii) separated from any adjoining premises used for residential purposes by an acoustic fence ⁹ or a solid building or part of a building with no voids.
P28 Safe access is provided to and through the site for pedestrians.	A28 No Acceptable Solution specified.



⁸ In the form of a double lapped and capped timber fence with a minimum surface density of 10kg/m².
⁹ In the form of a double lapped and capped timber fence with a minimum surface density of 10kg/m².

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

Part C – ADDITIONAL REQUIREMENTS FOR BUILDINGS OVER THREE STOREYS IN HEIGHT ONLY

Performance Criteria		Acceptable Solutions	
P29	Building size must be consistent with the intentions for the Area.	A29.1	Building height for Precinct 1 in the Inner City North Residential Consolidation Area does not exceed 12 stories and 32 metres.
		AND	
		A29.2	Site cover does not exceed: (i) For the first three levels - 65% of the site area; and (ii) For the levels above three levels 30%.
P30	The building presents an attractive appearance to the street by providing visual interest and attraction to variations in building form, shape, colour and the like at a scale that is consistent with the locality.	A30.1	Building setback from a road is eight metres to a building wall and four metres to a balcony.
		AND	
		A30.2	The building includes design elements such as: (i) Variations in plan shape, such as curves, recesses, projections or splays; and (ii) Variations in vertical profile, with steps or slopes at different levels; and (iii) Variations in treatment and patterning of windows, sun protection devices, or other elements of a façade; and (iv) Elements of a finer scale than the main structural framing; and (v) A layered façade effect, where the planes containing the most windows are recessed behind penetrated planes, structural framing, balustrades, friezes, grilles or sun shading devices; and (vi) Balconies, verandahs and terraces; and (vii) Vegetation plantings at any or all levels, particularly on podiums or low level roof decks; and (viii) Light coloured materials.
		A30.3	AND Buildings do not use reflective glass material as the principle construction material.
P31	Building design emphasises the pedestrian entry point.	A31	The pedestrian entry point is accentuated by any of the following architectural features and design elements; (i) porte cochere; or (ii) colonnades; or (iii) portico.
P32	Screening of balconies provides privacy for units without diminishing comfort for residents, or creating a building	A32	<i>In partial satisfaction of P32</i> Street frontages of balconies are not screened or enclosed by glazing, louvres or similar permanent structures.

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

Part C – ADDITIONAL REQUIREMENTS FOR BUILDINGS OVER THREE STOREYS IN HEIGHT ONLY

Performance Criteria		Acceptable Solutions	
	that appears bulky, or reducing passive surveillance of streets.		
P33	Retaining walls or basement structures do not detract from the amenity of neighbouring sites, or detract from the appearance of the development.	A33.1	Retaining walls are set back from boundaries a distance of 1.5 metres for every 1.5 metres in height, and terraced to include landscaping.
		AND	
		A33.2	Basement height is no greater than one metre above ground between the building and street frontage ¹⁰ .
P34	Development allows for natural light penetration, ventilation and breathing space between buildings.	A34.1	A wall built to a side boundary is no higher than 3 metres for a length of 15 metres, except if it abuts an existing built to boundary wall of a greater dimension, then it is no larger than the dimensions of the existing wall.
		AND	
		A34.2	Any part of a building is set back half the height of that building part (except for built to boundary walls of maximum height of 3 metres).
P35	Roof structures are designed to screen mechanical plant, and to create interest in roof form.	A35	No Acceptable Solution specified.



¹⁰ In this instance, the basement would not be counted as a storey.

