



Residential infill in the Blackwater PDA

PDA guideline no. 04

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Introduction

Application of this guideline

This guideline supports the Blackwater PDA Development Scheme by providing design benchmarks for residential infill within the Blackwater PDA.

Residential infill for the Blackwater PDA means:

- » Reconfiguration of a lot less than 2000m² for residential purposes
- » Development for a House that is PDA assessable, and
- » Development for Multiple residential on a lot less than 2,000m².

The level of assessment for development is determined by the level of assessment tables for the respective zones in the Blackwater PDA Development Scheme. Development for a House is PDA assessable if the size of the lot has an area less than 400m², or the development for a House is identified as PDA self-assessable but it does not meet one or more of the applicable self-assessable criteria in Section 3.5 of the Development Scheme.

Relationship with PDA guideline no. 01

Residential 30

This guideline complements the PDA Guideline No. 01 *Residential 30* (Res 30 guideline) by providing additional guidance for specific types of residential infill in the Blackwater PDA. The Res 30 guideline should be used to provide guidance for planning and design of residential development in new neighbourhoods.

Who this guideline is for

The guideline has been prepared specifically for use by applicants and by planners, urban designers, architects, surveyors and the like responsible for preparing proposals for residential infill in Blackwater. It should be used when preparing proposals and associated development applications seeking approval of proposed residential infill in the Blackwater PDA.

This facilitated development process is the cornerstone of performance-based planning in the PDA and underpins this guideline and the associated regulatory provisions. This guideline is intended to complement that facilitated process by providing guidance and points for discussion with the MEDQ, from concept through to detailed design.



Design benchmarks

The design benchmarks in this guideline provide guidance on planning and design matters for residential infill addressed in the Blackwater PDA Development Scheme PDA-wide criteria.

The relevant PDA-wide criteria are as follows:

- » Planning and design for residential infill:
 - reflect the local context as well as current best practice for housing diversity and affordability
 - respect and enhance the amenity of neighbouring properties and the streetscape as a whole
 - respond to natural features, including topography and natural drainage features, and
 - connect to services and utilities to maximise efficiency and easy of maintenance.

It is important to note these design benchmarks are not mandatory compliance standards. Rather, they are reference points or indicators for planners and designers to consider when addressing planning and design issues. Alternative approaches and measures may be proposed and accepted. It is important when an alternative design approach or measure is proposed to consider:

- » how that alternative contributes to achieving the PDA-wide criteria; and
- » the reasons why an alternative is an acceptable or better option in the circumstances.

Design benchmarks for reconfiguration of a lot less than 2000m² for residential purposes

Table 1: Design benchmarks for reconfiguration of a lot less than 2000m² for residential purposes

Element	Design benchmark
Lot size	minimum 320m ²
Frontage width	minimum 8m. Refer to Figure 1 for typical lot dimensions
Rear lots	minimum area of 320m ² (excluding access strip) minimum 3m crossover minimum 8m width
Lot depth	minimum 35m. Refer to Figure 1 for typical lot dimensions. Note 40m is preferred
Landscaping	minimum 1 street tree per 8m length road frontage
Footpaths	1.2m wide for full frontage of each lot
Access	standard residential crossover for each lot
Infrastructure	all new lots must be connected to the full suite of urban services which are standard in the street

Road frontage

Each lot has frontage to a street unless it is proposed as:

- » part of a Building Format subdivision with exclusive use areas and common property (complying with the *Body Corporate and Community Management Act 1997* (BCCM)), or
- » a rear lot which does not contribute to a proliferation of easements and/or crossovers at a single location (more than two adjoining easements and/or crossovers are not considered appropriate).

Refer to Figure 2 for appropriate and inappropriate lot frontages.

Plan of Development

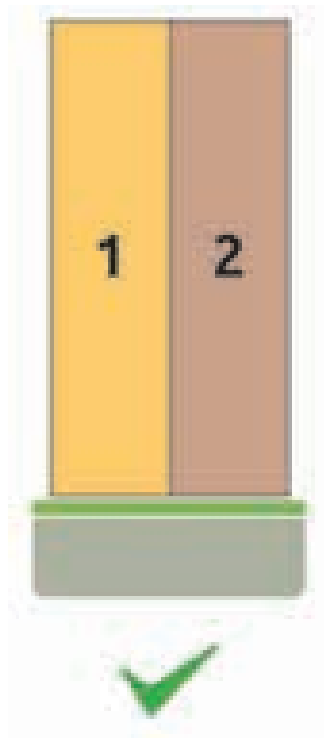
Each development proposal incorporating a lot under 400m² is accompanied by a Plan of Development indicating:

- » the building footprint, and
- » the indicative building envelope of the proposed house to be constructed on the site.

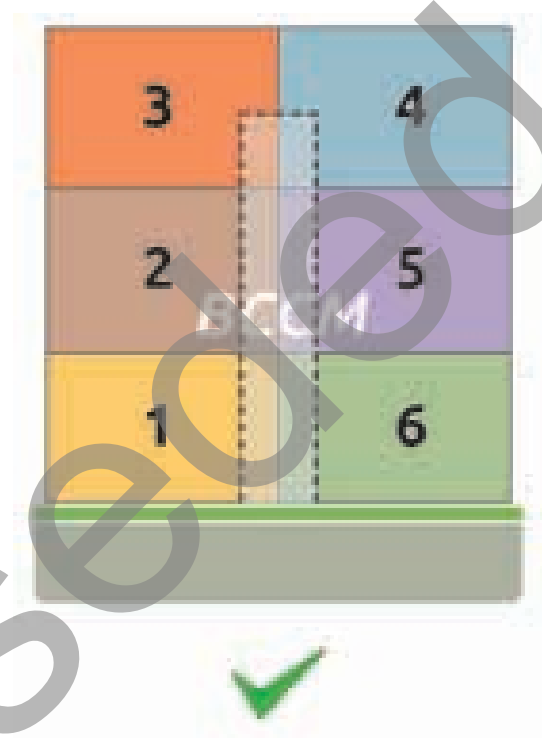
Figure 1: Typical lot dimensions



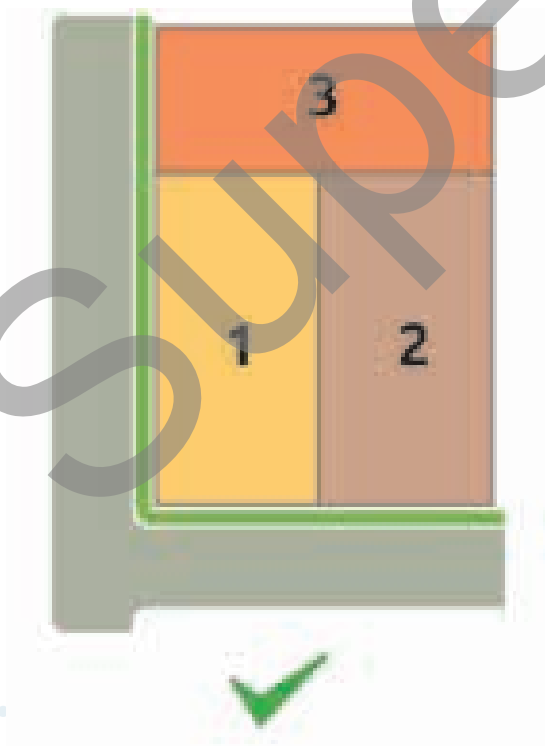
Figure 2: Examples of appropriate and inappropriate lot frontages



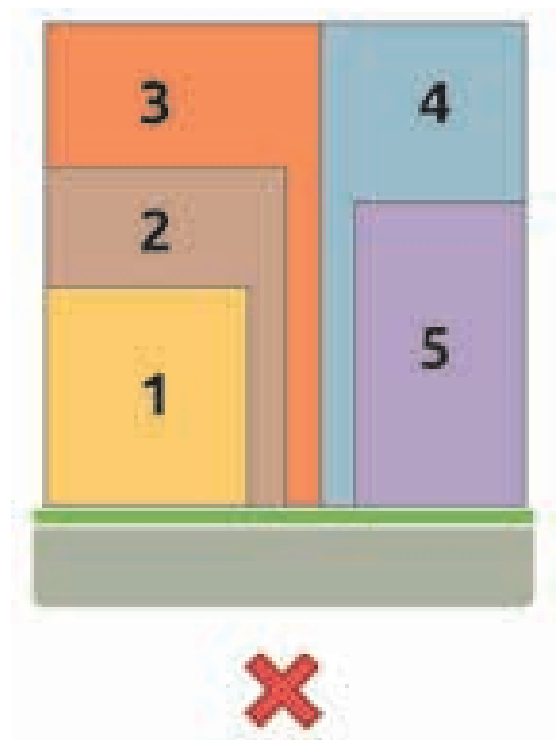
Appropriate



Appropriate (when in accordance with BCCM guidelines)



Appropriate



Not appropriate

Design benchmarks for a PDA assessable House¹

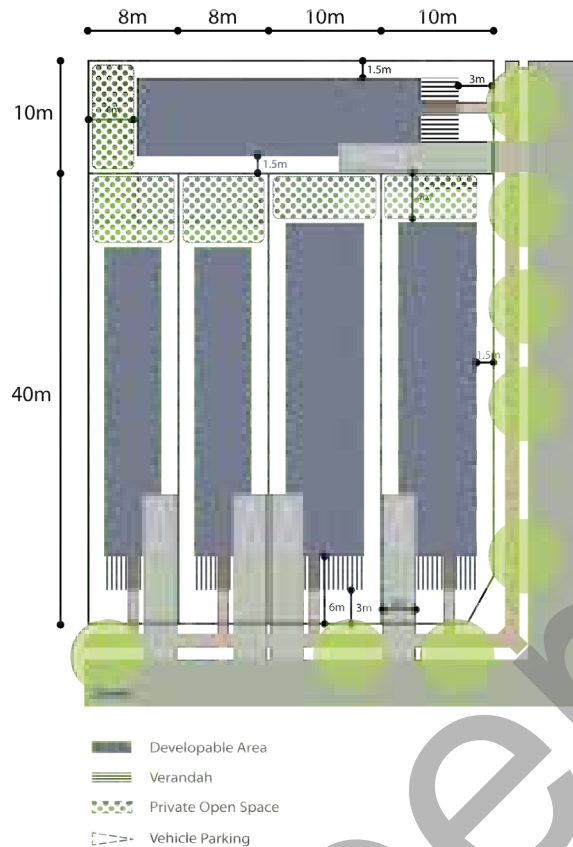
Table 2: Design benchmarks for a PDA assessable House (refer to Figures 3 to 6 for typical plans)

Element	Design benchmark
For the single dwelling on a lot, or for the primary dwelling if House includes a secondary dwelling	
Design and siting of buildings and structures	if a lot is less than 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), <i>MP 1.1 - Design and siting standard for single detached housing - on lots under 450m²</i> if a lot is 450m ² or more - the acceptable solutions in Element 1 of the QDC, <i>MP 1.2 - Design and siting standard for single detached housing - on lots 450m² and over</i>
Outdoor living space	minimum 16m ² with a minimum dimension of 4m and directly accessible from a main living area
Car parking	minimum 1 covered space 5m x 3m
Driveway	minimum 3m wide
Front entry	dedicated pedestrian entry and door visible from and addressing the street, not screened
Street surveillance	minimum of 1 habitable room fronting the street with large windows or balconies facing the street, not screened
Fencing (street front)	maximum 1.2m high
Fencing (other)	up to 1.8m high, minimum 50% transparency over 1.2m in height
Verandahs	minimum 50% building frontage, not screened or enclosed
Planting	minimum 1m x 2m planted area between front boundary and dwelling
Building articulation	minimum 0.5m wall articulation every 10m plus roof overhangs (eaves) and at least one of the following: a verandah, window hoods / screens, or awnings and shade structures

¹ Development for a House is PDA assessable if the size of the lot has an area less than 400m², or the development for a House is identified as PDA self-assessable but it does not meet one or more of the applicable self-assessable criteria in section 3.5 of the Blackwater PDA Development Scheme.

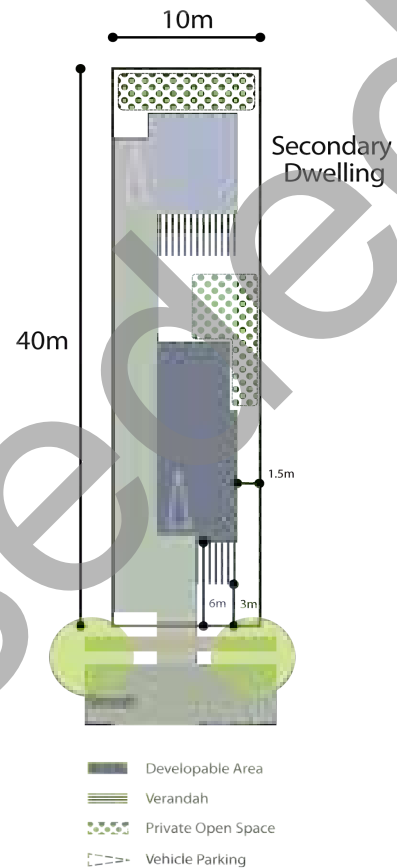
Element	Design benchmark
For the secondary dwelling if House includes a secondary dwelling	
Minimum site area	400m ²
Floor area of secondary dwelling	minimum 60m ² to maximum 75m ²
Design and siting of buildings and structures	<p>if a lot is less than 450m² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), <i>MP 1.1 - Design and siting standard for single detached housing - on lots under 450m²</i></p> <p>if a lot is 450m² or more - the acceptable solutions in Element 1 of the QDC, <i>MP 1.2 - Design and siting standard for single detached housing - on lots 450m² and over</i></p> <p>except if on a corner lot, in which case the setback from the secondary road is the same as the setback of the primary dwelling from that road</p>
Outdoor living space	<p>minimum 16m² with a minimum dimension of 4m and directly accessible from a main living area</p> <p>if the lot is on a corner - not located within the setback from the side boundary</p>
Car parking	minimum one covered space 5m x 3m
Driveway	shared minimum 3m driveway with the primary house. However, if the lot is on corner a separate driveway may be provided with a minimum width of 3m
Front entry	if the lot is on a corner - dedicated pedestrian entry and door visible from and addressing the secondary street, not screened
Street surveillance	if the lot is on a corner - minimum of 1 habitable room fronting the secondary street with large windows or balconies facing the street, not screened
Fencing (street front)	if the lot is on a corner - maximum 1.2m high on secondary street frontage
Fencing (other)	up to 1.8m high, minimum 50% transparency over 1.2m in height
Verandahs	if the lot is on a corner - minimum 50% of building frontage, not screened or enclosed
Planting	if the lot is on a corner - minimum 1m x 2m planted area between the secondary street boundary and dwelling
Building articulation	minimum 0.5m wall articulation every 10m plus roof overhangs (eaves) and at least one of the following: a verandah, window hoods / screens, or awnings and shade structures

Figure 3: Typical plan view of Houses on lots less than 450m²



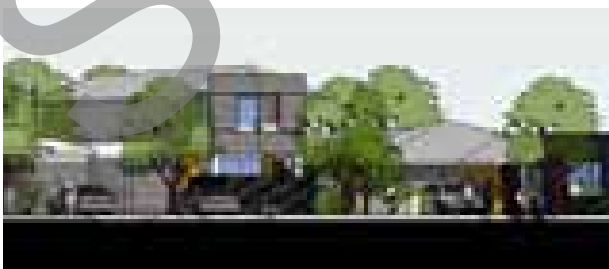
(Source: Next Generation Planning (2010) modified)

Figure 4: House that includes a secondary dwelling on a lot less than 450m²



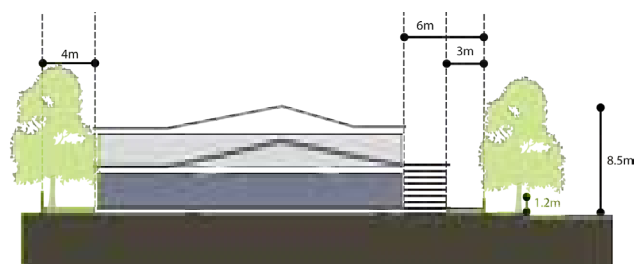
(Source: Next Generation Planning (2010) modified)

Figure 5: Typical streetscape for Houses on lots less than 450m²



(Source: Next Generation Planning (2010) modified)

Figure 6: Typical elevation of Houses on lots less than 450m²



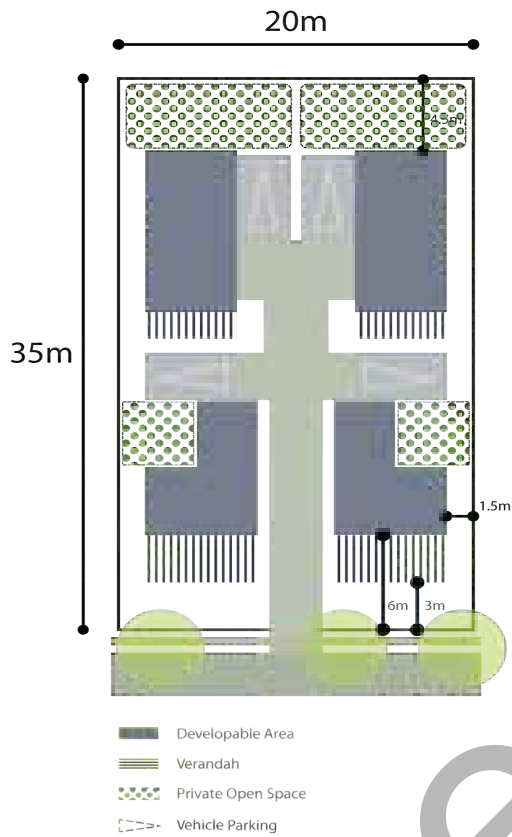
(Source: Next Generation Planning (2010) modified)

Design benchmarks for Multiple residential on a lot less than 2000m²

Table 3: Design benchmarks for Multiple residential on a lot less than 2000m²
(refer to Figures 7 to 11 for typical plans)

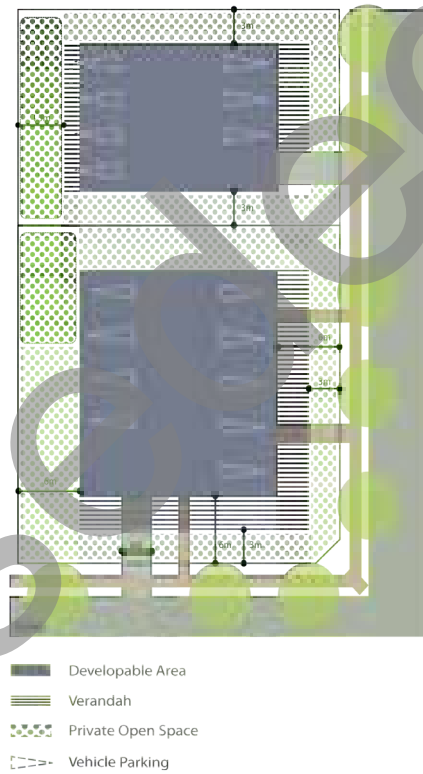
Element	Design benchmark
Site planning and building massing	
Lot size	for 2 dwellings - minimum 600m ² for 3 dwellings - minimum 700m ²
Private open space	per dwelling - minimum 16m ² at ground level with a minimum dimension of 4m. For a dwelling unit above ground level, private open space is to be provided as a balcony with a minimum dimension of 3m. Must be directly accessible from a main living area. shared open space - if more than 25% of dwellings do not have access to ground floor open space, shared open space is provided with at least 1 continuous area with a minimum area of 50m ² at ground level.
Site cover	maximum 60%
Front setback - to verandah	minimum 3m
Front setback - to dwelling wall	minimum 6m
Front setback - to garage/carport	minimum the same as front setback to front wall or verandah
Minimum rear setback	4.5m to verandah, 6m to rear wall
Minimum side setback	1.5m if the building height is 4.5m or less 2m if the building height is between 4.5m and 7.5m 2m + 0.5m for every 3m the building height is over 7.5m
Building height	maximum 8.5 metres (2 storeys)
Parking	minimum of 1 covered space per unit on site, plus minimum 1 visitor space on site for every 2 units
Driveway	minimum 3m wide
Streetscape and character	
Front entry	dedicated pedestrian entry and doors of ground floor units fronting any street are visible and accessible from the street, not screened
Street surveillance	ground floor units fronting any street have direct entry to the street. A minimum of one habitable room per unit at the front overlooks the street with large windows or balconies facing the street
Fencing (street front)	maximum 1.2m high
Fencing (other)	up to 1.8m high, minimum 50% transparency over 1.2m in height
Verandahs / balconies	minimum 50% building frontage not screened or enclosed
Planting	minimum 1m x 2m planted area between front boundary and dwelling
Privacy	if within 1.5m of an adjoining residence, with windows directly overlooking that residence: <ul style="list-style-type: none"> » the windows use translucent glass, or » views from the windows are screened, or » the window sills are located a minimum 1.7m from the floor
Building articulation	minimum 0.5m wall articulation every 10m plus roof overhangs (eaves) and at least one of the following: a verandah, window hoods / screens, or awnings and shade structures
Car parking and access	maximum 50% of site frontage taken up by driveways or the openings of carports or garages

Figure 7: Typical plan view of detached Multiple residential development



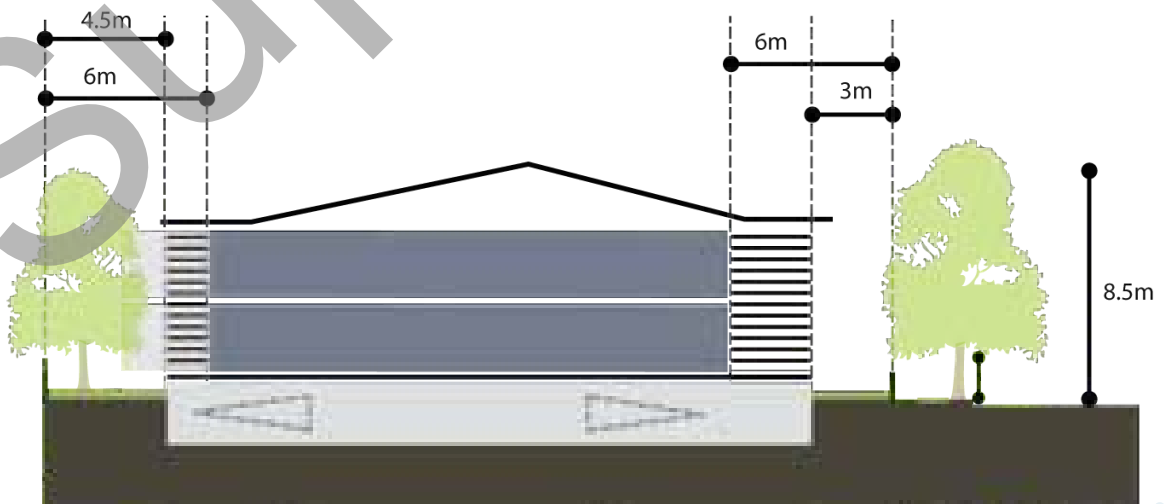
(Source: Next Generation Planning (2010) modified)

Figure 8: Typical plan view of attached Multiple residential development with basement car parking



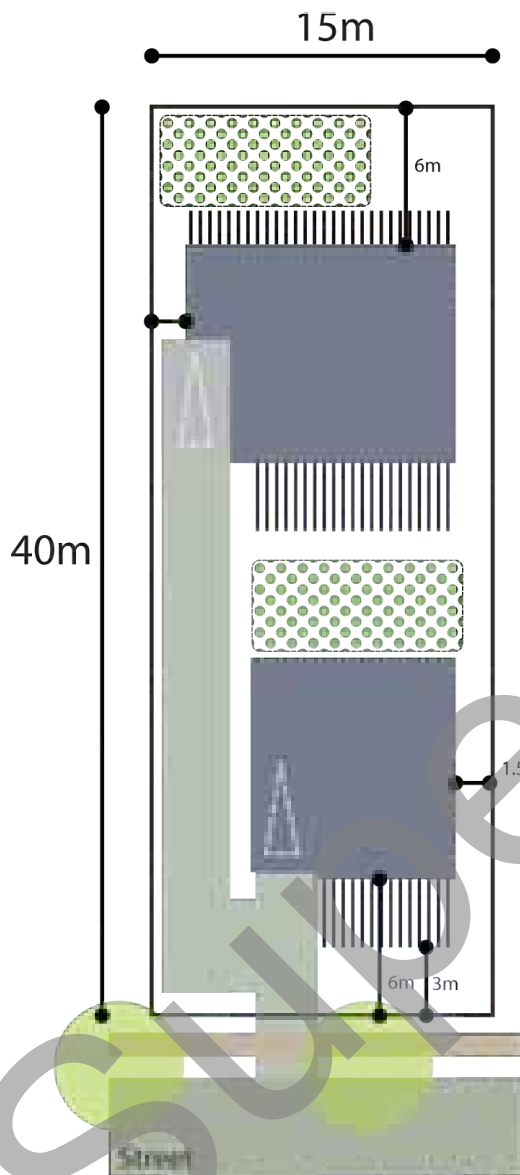
(Source: Next Generation Planning (2010) modified)

Figure 9: Typical elevation of Multiple residential



(Source: Next Generation Planning (2010) modified)

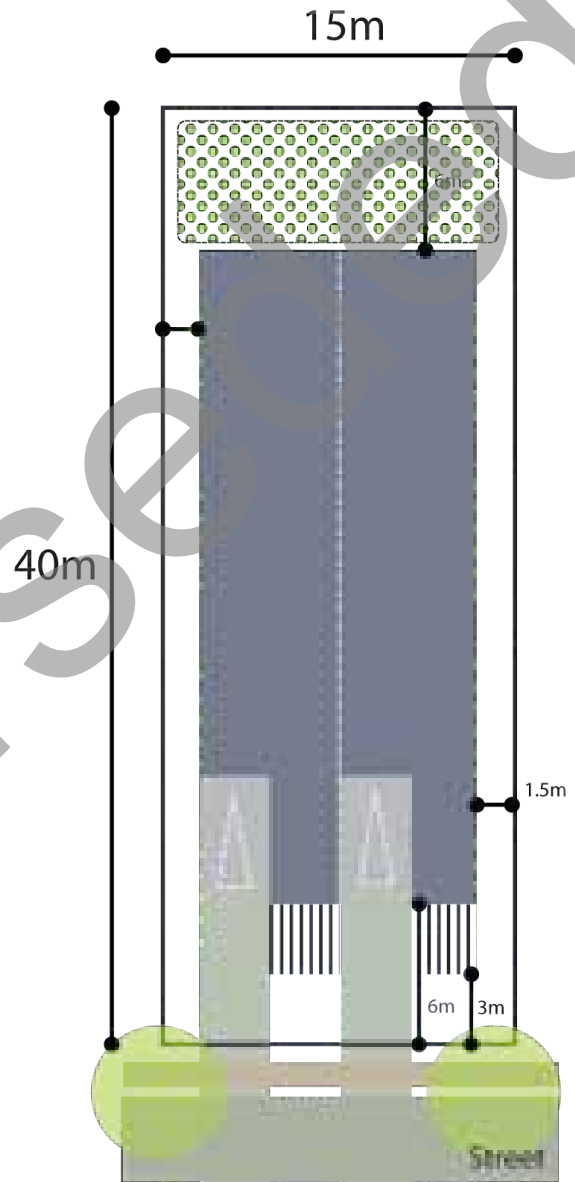
Figure 10: Typical plan view of detached two-unit development (single storey)



- Developable Area
- Verandah
- Private Open Space
- Vehicle Parking

(Source: Next Generation Planning (2010) modified)

Figure 11: Typical plan view of attached two-unit development (single storey)



- Developable Area
- Verandah
- Private Open Space
- Vehicle Parking

(Source: Next Generation Planning (2010) modified)

Glossary

In this guideline terms have the following meanings:

Articulation

Means the treatment of a building form or facade that creates or contributes to visual character and an active frontage.

Articulation may include use of:

- » vertical and horizontal detail or projections
- » variations in colours, materials, patterns and textures
- » architectural elements such as openings, hoods, shade structures, entry statements, exposure to fittings, distinction between levels of a building, awnings, planters, balconies and stepping of built form.

Carport

Means an open structure with a roof used for sheltering vehicles. This term does not include garage.

Garage

Means an enclosed area (usually attached to a house) that is used for storage purposes, usually for vehicles.

House

See the Blackwater PDA Development Scheme.

Main living area

Means an area within a house including a living room, lounge room, rumpus room, dining room or family room.

Multiple residential

See the Blackwater PDA Development Scheme.

Contact Us

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