Pine Rivers Shire Council

Planning Scheme Policy

PSP38 Planning Layouts for Road Upgrade Works
Planning Scheme Policy for Pine Rivers Shire

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ADOPTION
Pine Rivers Shire Council adopted this planning scheme policy on 19 June 2006.

COMMENCEMENT
This planning scheme policy took effect from 15 December 2006.

I, Ray Burton, Chief Executive Officer, of the Pine Rivers Shire Council, hereby certify that this document is a true copy of the original.

Ray Burton
Chief Executive Officer
HEAD OF POWER

This policy is a document that supports the planning scheme for the Shire and has been made by Council using the process prescribed in Chapter 2, Part 1, Division 5 of the Integrated Planning Act 1997.

OBJECTIVE

The purpose of this document is to assist in establishing the extent of probable future land acquisitions for road purposes from properties which:-

1. have frontage to particular roads within the Shire; or
2. are located along the corridors of planned future roads within the Shire.

DEFINITIONS/APPLICATION

Application

This policy applies to the following properties within the Shire and any lots resulting from the subdivision of those properties:-

1. Lot 2 on RP30530 (cnr Old Gympie Road and Kerr Road West, Dakabin);
2. Lot 2 on SP150724 (Kerr Road West, Dakabin);
3. Lot 2 on SP135179 (Reiley Road, Griffin);
4. Lots 1 and 2 on RP178767 (Wagner Road, Griffin);
5. Lot 1 on SP139464 (Greens Road, Griffin);
6. Lot 2 on SP132204 (cnr Greens and Wagner Roads, Griffin);
7. Lot 1 on RP169866 (cnr Greens and Dohles Rocks Roads, Griffin);
8. Lot 1 on SL9127 (cnr Greens and Dohles Rocks Roads, Griffin);
9. Lot 418 on S31135 (cnr Greens, Dohles Rocks, Cairns and William Roads, Griffin);
10. Lot 553 on SL2994 (cnr William and Henry Roads, Griffin);
11. Lot 3 on RP906749 (cnr Henry, Elizabeth and Brays Roads, Griffin);
12. Lot 1 on RP185717 (cnr Henry and Brays Roads, Griffin);
13. Lot 1 on RP145417 (cnr Henry and Brays Roads, Griffin);
14. Lots 1 and 2 on RP199390 (cnr Brays Road and Anthony Street, Griffin);
15. Lot 7 on RP810954 (cnr Brays Road and Anthony Street, Griffin);
16. Lots 2 and 3 on RP165566 (Maryvale Road, Mango Hill);
17. Lots 989 and 990 on S312890 (cnr Maryvale and Barry Roads, Mango Hill);
18. Lot 347 on S312890 (cnr Kinsellas Road East and Freshwater Creek Road, Mango Hill);
19. Lot 1 on RP58837 (Kinsellas Road East, Mango Hill);
20. Lot 946 on S312890 (cnr Kinsellas Road East and Richard Road, Mango Hill);
21. Lot 507 on RP210072 (Kinsellas Road East, Mango Hill);
22. Lots 13 and 14 on RP210072 (Kinsellas Road East, Mango Hill);
23. Lot 18 on RP891816 (cnr Kinsellas Road East and Anzac Avenue, Mango Hill);
24. Lot 2 on RP891817 (cnr Kinsellas Road East and Anzac Avenue, Mango Hill);
25. Lots 4 and 5 on RP94619 (cnr Old North and Warner Roads, Warner);
26. Lot 1 on RP97796 (cnr South Pine and Old North Roads, Brendale);
27. Lots 1 and 2 on RP810271 (cnr Old North and Kremzow Roads, Warner);
28. Lot 256 on RP810272 (cnr Stanley Street, Kremzow Road and Old North Road, Brendale); and
29. Lot 2 on RP810973 (Old North Road, Warner).

Definitions

Unless otherwise indicated in this policy, all terms have the meanings prescribed in Chapter 7 of the Planning Scheme for the Shire.
POLICY STATEMENT

A number of codes within the Planning Scheme for the Shire impose restrictions on the proximity of works carried out on any development site to the property boundaries of that site. In particular, acceptable solutions within both the Detached House Code and the Setbacks Code require that landscape buffers and vehicle parking facilities are located clear of any “additional reserve width” prescribed in tables within those codes. Similarly, the acceptable solutions for the road boundary setbacks to buildings and other structures prescribe that the nominated setback distances be measured from any identified “probable future land acquisitions line”.

In the majority of cases, the extent of the “probable future land acquisitions line” applicable to the land runs generally parallel to the existing road boundary and is simply stated in table 6.1.15C within the Detached House Code and table 6.4.4C within the Setbacks Code. However, in some instances it is clearly impractical to provide a quantified description of the extent of some “probable future land acquisitions” in the confines of tables 6.1.15C and 6.4.4C. The planning layouts contained in Schedules A "Dakabin Link Road", B "North South Urban Arterial Road" and C "Old North Road" are aimed at overcoming this limitation.

It should be noted that neither this policy nor tables 6.1.15C and 6.4.4C address future land requirements of other agencies such as the Queensland Department of Main Roads.

REVIEW TRIGGERS

This Policy is reviewed internally for applicability, continuing effect and consistency with related documents and other legislative provisions when any of the following occurs:

1. The related documents are amended.
2. The related documents are replaced by new documents.
3. Amendments which affect the allowable scope and effect of a Policy of this nature are made to the head of power.
4. Other circumstances as determined from time to time by a resolution of Council.

RESPONSIBILITY

This Policy is to be:

1. implemented by the Manager Development Services; and
2. reviewed and amended in accordance with the “Review Triggers” by the Manager Strategic Direction in consultation with the Manager, Development Services and the Manager Roads and Design Services.
FOR PLANNING PURPOSES ONLY

LONGITUDINAL SECTION CONTROL LINE MC20 - LINK ROAD

LEGEND

- EXISTING ENEREX OVERHEAD SERVICE
- EXISTING TELEPHONE SERVICE
- EXISTING WATER SERVICE
- EXISTING GAS SERVICE
- EXISTING MAJOR CHANNEL
- EXISTING PINE CONTour
- LAND ACQUISITION BOUNDARY

ARUP

DAKABIN LINK ROAD
PLANNING LAYOUT

PLAN AND LONGITUDINAL
SECTION
CONTROL LINE MC20
SHEET 3 OF 3

1-21596
LAND ACQUISITION
AREA REQUIRED = 2.271 Ha.
BALANCE AREA = 6.422 Ha.
Historic Version

Pine Rivers Plan

LAND ACQUISITION
AREA REQUIRED = 5872 m²
BALANCE AREA = 22.8917 Ha.
LAND ACQUISITION

AREA REQUIRED = 1519 m²
BALANCE AREA = 17.0471 Ha.

Historic Version

PineRiversPlan

Locality Plan

Lot 114
M 31114

Lot 256
RP 810272

Lot 113
M 31114

Plan

Historic Version

PineRiversPlan