

Division 16 Detached Houses on Small Residential Lots Code

16.1 Overall Outcome

- (1) The overall outcome is the purpose of this code.
- (2) The overall outcome sought by the Detached Houses on Small Residential Lots Code is to facilitate the creation of small lot housing within the **Shire**, while at the same time achieving a high standard of liveability through appropriate design.

16.2 Compliance with the Detached Houses on Small Residential Lots Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements *Table 6.1.16A – Assessment Criteria for Self Assessable Development* contained in Section 16.7 complies with the Detached Houses on Small Residential Lots Code.
- (2) Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.16B – Assessment Criteria for Assessable Development* contained in Section 16.7 complies with the Detached Houses on Small Residential Lots Code.
- (3) Self assessable development that does not comply with one or more of the acceptable solutions listed as **concurrency agency issues** in section 16.6 complies with the Detached Houses on Small Residential Lots Code provided that **Council** considers this aspect of the development is consistent with the acceptable solution's corresponding specific outcome listed in section 16.6 and satisfies all of the other acceptable solutions in Table 6.1.16A

16.3 Critical Terms for This Code

Schedule A to the Detached Houses on Small Residential Lots Code – Additional Defined Terms provides the meaning for a number of critical terms used in the code.

Note: The meanings of other critical terms which are used in this code as well as elsewhere in this **planning scheme** appear as “use definitions” and “administrative definitions” in *Chapter 7*.

16.4 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Compliance with the **Small Lot Plan**
- (2) Building Height and **Site Coverage**
- (3) Setbacks
- (4) Building Form and Appearance
- (5) Private Open Space
- (6) Landscaping
- (7) Privacy
- (8) Car Parking and Access
- (9) Requirements for Earthworks (for Operational Works not associated with Building Work or Material Change of Use)

16.5 Alternative Provisions for the Building Act 1975

For the purposes of this code, the following acceptable solutions and corresponding specific outcomes are **alternative provisions** for the *Building Act 1975* which take precedence over the **QDC**:-

- (a) the boundary setback aspects of AS1 corresponding to SO2, SO3 and SO4; and
- (b) AS2.2 corresponding to SO1.

16.6 Concurrency Agency Issues

For the purposes of this code, the following acceptable solutions are **concurrency agency issues**. These are acceptable solutions about which **Council** may exercise some discretion as a concurrence agency under the *Integrated Planning Act 1997*. Where self assessable development cannot comply with only one or more of the acceptable solutions listed as **concurrency agency issues**, applicants are required to refer the **building development application** to **Council** for a concurrence agency assessment. Providing **Council**, in its concurrence agency assessment, considers this aspect of the development proposal consistent with the acceptable solution's corresponding specific outcome, the development will remain self assessable, without the need to lodge a development application with **Council**.

- (a) AS1 corresponding to SO2, SO3 and SO4;
- (b) AS2.1 and AS2.2 corresponding to SO1;
- (c) AS6 corresponding to SO9;

- (d) AS8 corresponding to SO11; and
- (e) AS9.1, AS9.2 and AS9.3 corresponding to SO12.

16.7 Development Requirements Table

Table 6.1.16A: Assessment Criteria for Self Assessable Development

Acceptable Solutions for Self Assessable Development	
Compliance with the <i>Small Lot Plan</i>	
AS 1	The site is developed and the detached house is located in accordance with the approved small lot plan .
Building Height and Site Coverage	
AS 2.1	Buildings shall be restricted to a maximum height of 2 storeys above natural ground surface .
AND	
AS 2.2	The site coverage does not exceed 50% of the site area. For a rear access lot, the site coverage does not exceed 50% of the site area excluding the access way.
Building Form and Appearance	
AS 3.1	Except for rear access lots, each detached house has a living room, dining room, bedroom window or balcony that faces the street.
AND	
AS 3.2	If the site is a corner lot, the detached house is designed and orientated so that the walls of buildings containing bathroom, laundry and toilet windows do not face one of the road reserves, unless they are screened from the street by either:
(1)	A screen fence having a height of not less than 1.8m above finished ground level, having a ratio of obscure area to open area of no less than 10 to 1.
OR	
(2)	A landscaped buffer consisting of densely planted trees and shrubs having a height of not less than 1.8m at the time of planting.
AS 4.1	Ground floor built to boundary walls do not contain windows or openings and are limited to:-
(1)	1 side boundary;
(1)	a maximum height of 3.5m; and
(1)	a total length of 15m.
OR	
AS 4.2	Where it is proposed to simultaneously construct two detached houses on adjoining lots, built to boundary walls are not limited in length or height on the common boundary, provided that setbacks on the other side boundaries are a minimum of 1.5m for a single storey detached house or 2m for a 2 storey detached house .
AS 5.1	All rear and side boundaries are fenced. Except in those instances specifically referred to in AS 5.2, the height of freestanding fences/walls does not exceed:-
(1)	1.2m above natural ground surface for that section of the site between the detached house and the road boundary unless higher construction in conjunction with private open space and landscaping is shown on the approved small lot plan ; and
(2)	2m above natural ground surface elsewhere.
AND	
AS 5.2	Fences exceeding those heights prescribed in AS 5.1(1) may be located on road frontages as acoustic barriers where specifically:-
(1)	required to attenuate external noise sources; and
(2)	combined with landscaping in the manner shown on the approved small lot plan to ensure the streetscape is not dominated by high blank fences or walls.
AND	
AS 5.3	All fences and walls are constructed prior to occupation of the detached house .
AND	
AS 5.4	All rear and side fences are constructed as pool safety fences.
Private Open Space	
AS 6	The private open space is provided in accordance with the approved small lot plan and:-
(1)	is at least 80m ² in plan area;
(2)	all dimensions are greater than 2.5m; and
(3)	is able to fully contain a circle with the diameter of 5m.
Note:	
Unenclosed decks and verandahs may contribute to the area required for private open space under this provision	
Landscaping	
AS 7.1	All landscaping works between the house and road frontage are completed and driveways constructed, prior to occupation of the detached houses .

Acceptable Solutions for Self Assessable Development

AND

AS 7.2 Landscaping is established in accordance with an approved landscape plan.

Privacy

AS 8 If the second storey contains window openings or balconies, they are not located closer than 1.5m from a side boundary, unless the window and openings are appropriately located/screened so as to not permit a direct overlooking of the adjacent property's indoor spaces and private outdoor areas shown on the approved **small lot plan**.

Car Parking and Access

AS 9.1 The required car parking facilities are provided in accordance with the approved **small lot plan**. At least one of the spaces shall be roofed. The other space/s may be in front of the roofed parking space.

AND

AS 9.2 The car parking facilities are provided prior to occupation of the **detached house**.

AND

AS 9.3 The required on-**site** car parking spaces conform with the dimensions specified in Table 7.3.2 as applicable to the Type of Car Parking Space:-

Table 7.3.2 – Required Parking Space Dimensions

Type of Car Parking Space	Clear Minimum Length	Clear Minimum Width
Unobstructed i.e. not contiguous to a wall or obstruction	5.4m	2.6m
Contiguous to a wall or obstruction on one side	5.4m	2.9m
Contiguous to a wall or obstruction on both sides	5.8m	3.2m

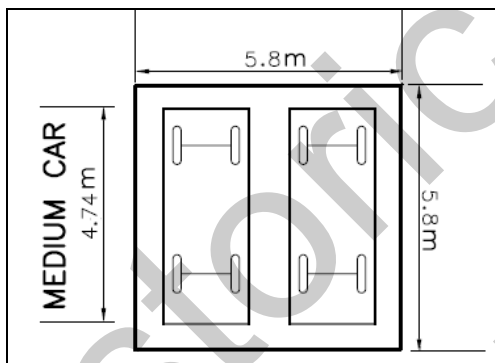


Figure 3. Minimum dimensions for a double garage as required under Table 7.3.2.

AS 10.1 Driveways and on-**site** parking spaces have finished surface grades not exceeding 1 in 4.

AND

AS 10.2 Any change in gradient of driveways and on-**site** parking spaces is limited to 1 in 8 over a minimum horizontal length of 1m.

AS 11 An **access driveway** satisfying the following requirements is provided between the road frontage of the **site** and the traffic lanes of any frontage road administered by **Council** at each vehicular access point to the land:-

- (1) any **access driveway** has the size and shape depicted on Drawing No. 43 in *Schedule B* to this code as applicable to the construction standard of the frontage road; and
- (2) the **access driveway** is constructed of the materials and to the standard prescribed on Drawing No. 43 in *Schedule B* to this code as applicable to the construction standard of the frontage road.

Note:

- (1) Where possible, **access driveways** to **sites** from roads which are administered by **Council** should be so located as not to protrude beyond the projection of a shared boundary line to the carriageway of the frontage road unless joint property access between the adjacent **sites** is proposed.
- (2) This **planning scheme** does not regulate any **access driveway** to a road not administered by **Council**. Those **access driveways** will need to be located, designed and constructed to the standard prescribed by the administering authority for that road, eg, the Department for Main Roads.

Requirements for Site Earthworks (for Operational Works not associated with Building Work or Material Change of Use)

Note: Persons undertaking development are required under the Environmental Protection Act 1994 to ensure that sediment and other material including building waste, sawdust, concrete, cement or paint are not deposited or released into a roadside gutter, stormwater drain or surface water or into a place where it could reasonably be expected to move or be washed into a roadside gutter or stormwater drain, or that water is not washed from the site. Council actively enforces the Environmental Protection Act and penalties may apply.

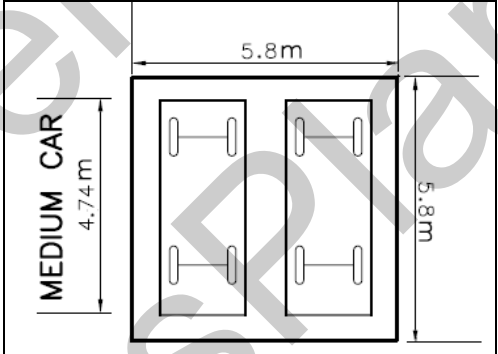
Acceptable Solutions for Self Assessable Development	
<p>AS 12 No earthworks are undertaken within any Council easement without prior written Council approval.</p> <p>Note:</p> <p>(1) Council has a Planning Scheme Policy, <i>PSP40 – Clearance to Council Infrastructure</i> which establishes the process and supporting documentation required in obtaining written Council approval under the <i>Water Act</i>, the <i>Building Act</i>, and these provisions.</p> <p>(2) It is an offence under the <i>Water Act 2000</i> to interfere with a service provider’s infrastructure. Applicants should refer to <i>PSP40</i> prior to undertaking building work and earthworks over or adjacent to Council services.</p>	
<p>AS 13 The height of cut and fill batters on the site, (other than those sections of batters which are encapsulated within a building), is limited to the extent that:-</p> <p>(1) the toe of any cut batter; and</p> <p>(2) the top of any fill batter;</p> <p>is separated from the natural ground surface along that line by a vertical distance of no more than 2m.</p>	
<p>AS 14 All fill material used on the site is free of:-</p> <p>(1) actual acid sulfate soils and potential acid sulfate soils;</p> <p>(2) organic or putrescible matter; and</p> <p>(3) material imported from land which is, or has been, listed on the “<i>Environmental Management Register</i>” under the <i>Environmental Protection Act 1994</i>.</p>	
<p>AS 15 Where the toe of any fill batter or the top of any cut batter is located within 1m of public land, the batter has a finished slope no steeper than the following:-</p> <p>(1) any cut batter is no steeper than:-</p> <p>(a) for sand – 2 horizontal to 1 vertical;</p> <p>(b) for silt – 4 horizontal to 1 vertical;</p> <p>(c) for firm clay – 1 horizontal to 1 vertical;</p> <p>(d) for soft clay – 3 horizontal to 2 vertical;</p> <p>(2) any fill batter, (other than a compacted fill batter), is no steeper than 4 horizontal to 1 vertical; and</p> <p>(3) any compacted fill batter is no steeper than:-</p> <p>(a) for sand – 5 horizontal to 2 vertical;</p> <p>(b) for silt – 4 horizontal to 1 vertical; and</p> <p>(c) for firm clay – 2 horizontal to 1 vertical.</p>	

Table 6.1.16B: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Building Height and Site Coverage	
<p>SO 1 Building size is consistent with that prevailing in the locality and buildings are of a domestic scale in their footprint and height.</p>	<p>PS 1.1 Buildings shall be restricted to a maximum height of 2 storeys above natural ground surface.</p> <p style="text-align: center;">AND</p> <p>PS 1.2 The building footprint does not exceed 50% of the site area.</p> <p>For a rear access allotment, the building footprint does not exceed 50% of the site area excluding the access way.</p> <p>In calculating the building footprint, measurements must be taken from the outermost projections of all covered structures, including covered or uncovered pergolas, but excluding eaves or other sun shading devices projecting out from the walls.</p>
Setbacks	
<p>SO 2 Uniform and repetitive housing set backs are avoided.</p>	<p>PS 2.1 At the time of the creation of the small lot plan by the developer, which indicates minimum set backs, building envelope areas, private open space areas, built to boundaries walls, no more than three houses in sequence, may be positioned on the same building set back. Where building set back variation is required, the set back difference between any two adjoining houses shall be a minimum of 1m.</p> <p style="text-align: center;">AND</p> <p>PS 2.2 The small lot plan shall ensure, through a combination of street frontage indentations within individual building envelope areas, and the location of car accommodation within allotments, that no more than 30% of all houses within a street, have the car accommodation located forward of the living</p>

Specific Outcomes for Assessable Development	Probable Solutions
	<p>areas of the house.</p> <p><i>Explanation: Situations have arisen where houses are all built on the same front building line, leading to a monotonous streetscape. The only way to prevent this from happening is to ensure that the time the small lot plans are produced, the plan itself will ensure that development cannot be mass produced and placed on the same street frontage alignment, regardless of the length of the street and the style of housing proposed.</i></p>
<p>SO 3 The setback from any road alignment is sufficient to enable screening, noise attenuation from the street and safety from traffic hazards. Car accommodation does not dominate the appearance of the building when viewed from the street.</p>	<p>PS 3.1 The minimum set back from the road reserve for each allotment is determined at the time the small lot plan is created.</p> <p>AND</p> <p>PS 3.2 Notwithstanding PS 3.1 above, the minimum acceptable set back shall be 5.5m from the road frontage in the case of a car port or garage, and 3m for any other part of the house.</p> <p>For purposes of this provision, the property boundary is taken to be the probable future land acquisition line identified in AS 1.1 and AS 1.2 of the Setbacks Code or notified by Gazette notice.</p>
<p>SO 4 Sufficient space is maintained between the rear of adjoining houses, so that backyard private open space areas are not visually dominated by surrounding building bulk.</p>	<p>PS 4.1 Buildings are setback a minimum of 3m from the rear boundary.</p> <p>AND</p> <p>PS 4.2 In the case of rear allotments, buildings are set back 3m from the rear and at least one side boundary.</p> <p><i>Explanation: It is important in back to back development, that at least a 6m wide strip of land between the backs of houses is maintained. This will ensure that sufficient light, air and a feeling of openness is maintained from each house's private open space area. Garden sheds less than 10m² in area do not require building approval, so would be able to be located within this 3m wide area.</i></p>
Building Form and Appearance	
<p>SO 5 Building articulation, materials and detail design elements reduce building bulk, provide interest to the street and are responsive to local climatic conditions.</p>	<p>PS 5 The design uses significant recesses and projections (including eaves and overhangs on external walls), variations in materials and colours and/or building form to reduce the appearance of building bulk.</p>
<p>SO 6 The building is orientated to ensure that garages, bathrooms, toilets and laundries do not dominate the streetscape.</p>	<p>PS 6.1 The building has a living room, dining room, bedroom window or balcony that faces the street.</p> <p>AND</p> <p>PS 6.2 If the site is a corner allotment, the building is designed and orientated so that the sides of buildings containing bathroom, laundry and toilet windows do not face one of the road reserves, unless they are screened from the street.</p>
<p>SO 7 The amenity of the adjoining properties is not affected by the length, height and nature of built to boundary walls.</p>	<p>PS 7.1 Ground floor built to boundary walls do not contain windows or openings and are limited to:-</p> <ol style="list-style-type: none"> (1) one side boundary; (2) a maximum height of 3.5m; and (3) a total length of 15m. <p>OR</p> <p>PS 7.2 Where it is proposed to simultaneously construct 2 houses on adjoining lots, built to boundary walls are not limited in length or height on the common boundary, provided that setbacks on the other side boundaries are a minimum of 1.5m for a single storey house or 2m for a 2 storey house.</p>
<p>SO 8 Fencing and walls:-</p> <ol style="list-style-type: none"> (1) contribute to the proposal's interface with the street; (2) contribute to safety and surveillance; (3) enable the use of private open space abutting the street; (4) provide an acoustic barrier for traffic noise; and (5) contribute to highlighting entrances. <p>Fencing and walls for a rear lot must enable the use of private open space for the rear lot and adjoining properties and provide an acoustic barrier.</p>	<p>PS 8.1 Height of fences/walls on side or rear boundaries does not exceed 2m behind the building setback or, if forward of the building setback, 1.2m. If private open space is located between the detached house and the road reserve, higher fencing may be used in conjunction with landscaping to ensure the streetscape is not dominated by high fences or walls.</p> <p>AND</p> <p>PS 8.2 High fences may be located on road frontages where acoustic barriers are required to attenuate external noise</p>

Specific Outcomes for Assessable Development	Probable Solutions
	<p>sources. Any acoustic barriers are to be constructed in conjunction with landscaping to ensure the streetscape is not dominated by high blank fences or walls.</p> <p style="text-align: center;">AND</p> <p>PS 8.3 All fences and walls are constructed as part of the building of the detached house.</p> <p style="text-align: center;">AND</p> <p>PS 8.4 All rear and side fences comply with pool safety legislation.</p>
Private Open Space	
<p>SO 9 The detached house is provided with sufficient private open space for the occupants' recreation, clothes drying and storage needs. The private open space has optimal useable proportions, and is located to best suit the passive recreational needs of the residents.</p>	<p>PS 9.1 The private open space is:-</p> <ol style="list-style-type: none"> (1) is at least 80m² in size; (2) has all dimensions greater than 2.5m; and (3) is able to fully contain a circle with the diameter of 5m. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Unenclosed decks and verandahs may contribute to the area required for private open space under this provision.</p> </div> <p style="text-align: center;">AND</p> <p>PS 9.2 The primary area of private open space:</p> <ol style="list-style-type: none"> (1) has northern or north-eastern exposure where possible; (2) takes advantage of outlook and natural features of the site; and (3) reduces adverse privacy and overshadowing impacts on adjacent buildings.
Landscaping	
<p>SO 10 Landscaping of public and private areas within a small lot development is established as part of the development of the lots and construction of detached houses.</p>	<p>PS 10.1 All landscaping works between the house and road frontage are completed and driveways constructed, prior to occupation of the detached houses.</p> <p style="text-align: center;">AND</p> <p>PS 10.2 Landscaping is established in accordance with an approved landscape plan and is:-</p> <ol style="list-style-type: none"> (1) consistent with the established landscape character of the area; and (2) contributes to the creation of attractive, comfortable and useable recreation spaces.
Privacy	
<p>SO 11 Habitable spaces do not directly overlook dwellings and recreation spaces on adjacent land, unless adequate screening to maintain privacy is provided.</p>	<p>PS 11 If the upper floor contains window openings or balconies:-</p> <ol style="list-style-type: none"> (1) they are not located closer than 1.5m from a side boundary unless the window and openings are appropriately located/screened, so as to not permit a direct overlooking of the adjacent property's private indoor, and private outdoor areas; and (2) the adjacent property's main 80m² private open space area referred to under PS 9.1 is not overshadowed.
Car Parking and Access	
<p>SO 12 Vehicle parking and access is sufficient, safe and convenient for residents and visitors.</p>	<p>PS 12.1 Sufficient space shall be provided on each residential lot for the parking of at least 2 cars. At least one of the spaces shall be roofed. The other space/s may be in front of the roofed parking space.</p> <p style="text-align: center;">AND</p> <p>PS 12.2 A minimum of 50% of the lots provide for at least 3 cars to be parked on site. These parking spaces are provided when individual detached houses are designed and built.</p> <p style="text-align: center;">AND</p> <p>PS 12.3 The required on-site car parking spaces conform with the dimensions specified in Table 7.3.2 as applicable to the Type of Car Parking Space:-</p>

Specific Outcomes for Assessable Development	Probable Solutions												
	<p style="text-align: center;">Table 7.3.2 – Required Parking Space Dimensions</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Type of Car Parking Space</th> <th>Clear Minimum Length</th> <th>Clear Minimum Width</th> </tr> </thead> <tbody> <tr> <td>Unobstructed i.e. not contiguous to a wall or obstruction</td> <td>5.4m</td> <td>2.6m</td> </tr> <tr> <td>Contiguous to a wall or obstruction on one side</td> <td>5.4m</td> <td>2.9m</td> </tr> <tr> <td>Contiguous to a wall or obstruction on both sides</td> <td>5.8m</td> <td>3.2m</td> </tr> </tbody> </table>  <p style="text-align: center;"><i>Figure 3. Minimum dimensions for a double garage as required under Table 7.3.2.</i></p>	Type of Car Parking Space	Clear Minimum Length	Clear Minimum Width	Unobstructed i.e. not contiguous to a wall or obstruction	5.4m	2.6m	Contiguous to a wall or obstruction on one side	5.4m	2.9m	Contiguous to a wall or obstruction on both sides	5.8m	3.2m
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<p>SO 13 On-site driveways and parking areas have finished surface grades which adequately address the reasonable needs of the users of those areas in regard to:-</p> <ol style="list-style-type: none"> (1) maximising visibility at potential conflict points; (2) minimising required driver effort when undertaking stop/start and turning manoeuvres; (3) minimising potential damage to vehicles and on-site structures; and (4) optimising ease of use, and promoting use, of on-site facilities. 	<p>PS 13.1 Driveways and on-site parking spaces have finished surface grades not exceeding 1 in 4.</p> <p style="text-align: center;">AND</p> <p>PS 13.2 Any change in gradient of driveways and on-site parking spaces is limited to 1 in 8 over a minimum horizontal length of 1m.</p>												
<p>SO 14 Vehicular access to the site from a public roadway is provided in a form which:-</p> <ol style="list-style-type: none"> (1) accommodates the turning manoeuvres of those vehicles likely to access the site on a regular basis; (2) provides a stable, hard-wearing platform capable of supporting the load requirements imposed by the reasonable everyday traffic volumes and vehicle types likely to access the site on a regular basis, while minimising the need for vehicle generated maintenance of the footpath reserve; (3) is so shaped as to allow those vehicles likely to access the site on a regular basis to move to and from the carriageway of the frontage road to the site without being forced to slow to a speed which adversely affects the flow of traffic in the frontage road; (4) avoids, to the extent practicable, any potential conflict with, or significant adverse effect on, existing above ground services, bus stops, taxi ranks, traffic control devices, significant trees, pedestrian crossings, stormwater catchpits and marked on-street parking or loading bays; (5) does not have a significant adverse effect on the reasonable expectations of developers of adjacent land in terms of their vehicular access needs; 	<p>PS 14.1 An access driveway satisfying the following requirements is provided between the road frontage of the site and the traffic lanes of any frontage road administered by Council at each vehicular access point to the land:-</p> <ol style="list-style-type: none"> (1) any access driveway has the size and shape depicted on Drawing No. 43 in <i>Schedule B</i> to this code as applicable to the construction standard of the frontage road; and (2) the access driveway is constructed of the materials and to the standard prescribed on Drawing No. 43 in <i>Schedule B</i> to this code as applicable to the construction standard of the frontage road. <p style="text-align: center;">AND</p> <p>PS 14.2 No more than 1 access driveway is provided.</p> <p style="text-align: center;">AND</p> <p>PS 14.3 Access driveways to sites from roads which are administered by Council are so located:-</p> <ol style="list-style-type: none"> (1) as to be clear of existing above ground services, bus stops, taxi ranks, traffic control devices, significant trees, pedestrian crossings, stormwater catchpits (unless relocated at no cost to Council) and marked on-street parking or loading bays; and 												

Specific Outcomes for Assessable Development	Probable Solutions
<p>(6) does not adversely affect the operation of external traffic slip lanes, intersections or existing breaks in external median strips adjacent to the site.</p>	<p>(2) as to be clear of the minimum separation distances prescribed in Table 6.1.16H in <i>Schedule B</i> to this code.</p> <p>Note:</p> <p>(1) Where possible, access driveways to sites from roads which are administered by Council should be so located as not to protrude beyond the projection of a shared boundary line to the carriageway of the frontage road unless joint property access between the adjacent sites is proposed.</p> <p>(2) This planning scheme does not regulate any access driveway to a road not administered by Council. Those access driveways will need to be located, designed and constructed to the standard prescribed by the administering authority for that road, eg, the Department for Main Roads.</p>
<p>Requirements for Site Earthworks (for Operational Works not associated with Building Work or Material Change of Use)</p>	
<p>Note: Persons undertaking development are required under the Environmental Protection Act 1994 to ensure that sediment and other material including building waste, sawdust, concrete, cement or paint are not deposited or released into a roadside gutter, stormwater drain or surface water or into a place where it could reasonably be expected to move or be washed into a roadside gutter or stormwater drain, or that water is not washed from the site. Council actively enforces the Environmental Protection Act and penalties may apply.</p>	
<p>SO 15 All buildings and other structures are positioned, and earthworks are undertaken, on the site in a manner which:-</p> <p>(1) does not adversely impact on a service or drainage feature on, or adjacent to, the land; and</p> <p>(2) does not preclude reasonable access to a service or drainage feature on, or adjacent to, the land for monitoring, maintenance or replacement purposes.</p>	<p>PS 15 No earthworks are undertaken within any Council easement without prior written Council approval.</p> <p>Note:</p> <p>(1) Council has a Planning Scheme Policy, <i>PSP40 – Clearance to Council Infrastructure</i> which establishes the process and supporting documentation required in obtaining written Council approval under the <i>Water Act</i>, the <i>Building Act</i>, and these provisions.</p> <p>(2) It is an offence under the <i>Water Act 2000</i> to interfere with a service provider’s infrastructure. Applicants should refer to <i>PSP40</i> prior to undertaking building work and earthworks over or adjacent to Council services.</p>
<p>SO 16 Cut and fill batters on the site are of an extent which:-</p> <p>(1) does not adversely impact on the existing or desired streetscape for the area;</p> <p>(2) is in keeping with the desired or established character of the area; and</p> <p>does not result in a significant loss of amenity to users of adjacent land or land in the general vicinity of the site.</p>	<p>PS 16 The height of cut and fill batters on the site, (other than those sections of batters which are encapsulated within a building), is limited to the extent that:-</p> <p>(1) the toe of any cut batter; and</p> <p>(2) the top of any fill batter;</p> <p>is separated from the natural ground surface along that line by a vertical distance of no more than 2m.</p>
<p>SO 17 Fill material used on the site is either selected, or contained, in a manner which precludes contamination of soils and waters either on or beyond the site.</p>	<p>PS 17 All fill material used on the site is free of:-</p> <p>(1) actual acid sulfate soils and potential acid sulfate soils;</p> <p>(2) organic or putrescible matter; and</p> <p>(3) material imported from land which is, or has been, listed on the “<i>Environmental Management Register</i>” under the <i>Environmental Protection Act 1994</i>.</p>
<p>SO 18 Each cut batter and each fill batter on the site which is adjacent to public land has a finished surface slope which:-</p> <p>(1) permits reasonable access to and over the batter for maintenance purposes; and</p> <p>(2) is self-supporting except under the most adverse conditions.</p>	<p>PS 18 Where the toe of any fill batter or the top of any cut batter is located within 1m of public land, the batter has a finished slope no steeper than the following:-</p> <p>(1) any cut batter is no steeper than:-</p> <p>(a) for sand – 2 horizontal to 1 vertical;</p> <p>(b) for silt – 4 horizontal to 1 vertical;</p> <p>(c) for firm clay – 1 horizontal to 1 vertical;</p> <p>(d) for soft clay – 3 horizontal to 2 vertical;</p> <p>(2) any fill batter, (other than a compacted fill batter), is no steeper than 4 horizontal to 1 vertical; and</p> <p>(3) any compacted fill batter is no steeper than:-</p> <p>(a) for sand – 5 horizontal to 2 vertical;</p> <p>(b) for silt – 4 horizontal to 1 vertical; and</p> <p>(c) for firm clay – 2 horizontal to 1 vertical.</p>

Schedule A to the Detached Houses on Small Residential Lots Code – Additional Defined Terms

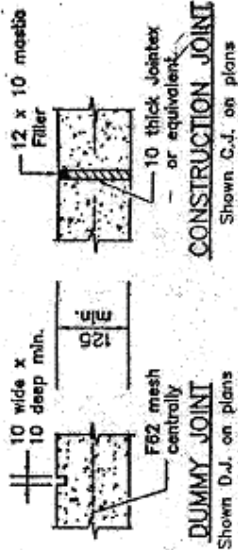
For the purposes of this code, the following meanings apply to critical terms and abbreviations used in the code:-

- (1) **Access Driveway**
The footpath crossing which provides access to a **site** and on which vehicles move between the carriageway of the frontage road and the **road boundary** of the **site** (see the drawing in *Schedule B* to this code).
- (2) **Actual Acid Sulfate Soils**
Soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of soil materials that are rich in iron sulfides, primarily pyrite. This oxidation produces hydrogen ions in excess of the sediment’s capacity to neutralise the acidity, resulting in soils of pH 4 or less (additional detail on acid sulfate soils is provided in the *Acid Sulfate Soils Overlay Code* within Part 6 of Chapter 5 of this **Planning Scheme**).
- (3) **Public Land**
Land which is controlled or managed by the State or Local Government.
- (4) **Potential Acid Sulfate Soils**
Soil or sediment containing iron sulfides or sulfidic material that has not been exposed to air and oxidised. The field pH of these soils in their undisturbed state is pH4 or more, and may be neutral or slightly alkaline.
- (5) **Small Lot Plan**
A plan prepared in conjunction with the creation of **small residential lots**. The plan is either created as part of the material change of use - Code or Impact Assessment approval or is created as part of the reconfiguring of lots approval. The plan indicates the following design elements, as a minimum, for each allotment created:
 - (a) position of the built to boundary/s;
 - (b) minimum front, side and rear setbacks;
 - (c) position of parking bays on **site**;
 - (d) building envelope area;
 - (e) position of private open space area; and
 - (f) mandatory access easement over the rear lot access handle.
- (6) **Small Residential Lot**
Means lot/s under 500m² or the average lot width is less than 15m, or for rear lots with an area less than 800m², to which a **small lot plan** relates.

Schedule B to the Detached Houses on Small Residential Lots Code - Access Driveway Siting Criteria

TABLE 6.1.16H

Adjacent Feature	Minimum Separation of Access Driveway from Adjacent Feature
Intersection	12m from intersection
Second access driveway to a single road frontage for a corner lot	45m from intersection
Median break	6m from intersection
Access driveway to adjacent premises or second access driveway to the one frontage	3m along kerb except where joint access is proposed
Traffic signals	Clear of queue area and slip lanes
Note: for the purposes of this table, distances from intersections are measured along the property boundary from the point at which the frontage property boundaries intersect, disregarding any existing or proposed corner truncation.	

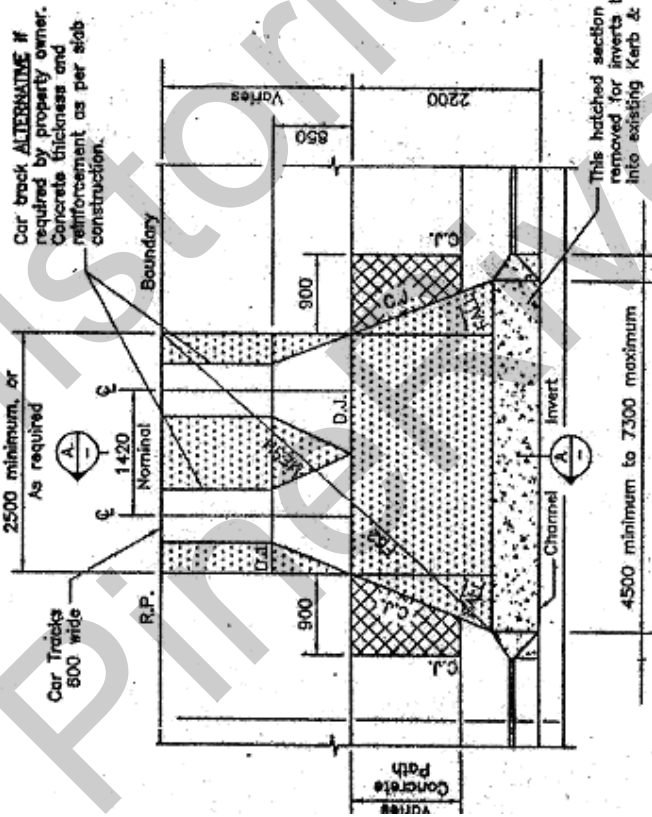


DUMMY JOINT
Shown D.J. on plans

CONSTRUCTION JOINT
Shown C.J. on plans

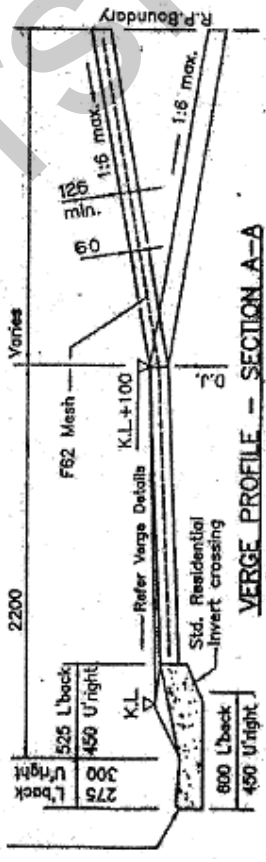
NOTES

1. Concrete to be Grade N25.
2. Residential footpath crossings are not to be constructed over service conduits, as indicated by a marker in the kerb; or in conflict with the positions of roadway drainage inlets.
3. Where new driveways are being constructed across existing pathways, the sections of pathway shown thus are to be saw cut and broken out. Where drives are of other than plain concrete these sections are to be replaced in plain concrete and are to grade smoothly between pathway and driveway levels.
4. All dimensions are in millimetres.
5. Property owners are to ensure that the section of driveway from the property boundary to the kerb has a non-slip surface finish for the safety of all footpath users.

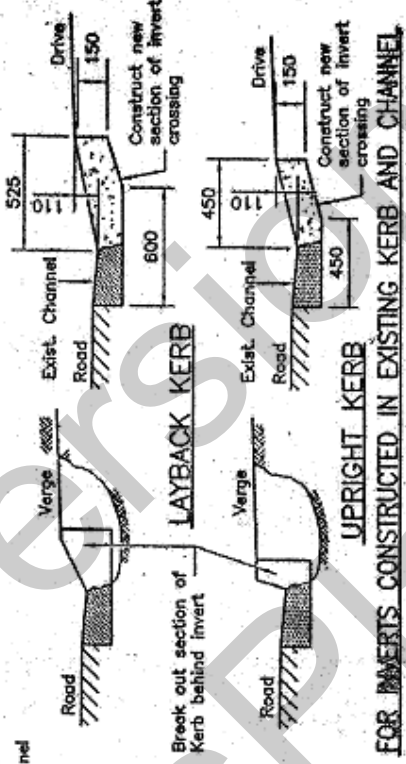


RESIDENTIAL CROSSING - PLAN

See refer to invert dimensions opposite



VERGE PROFILE - SECTION A-A



FOR INVERTS CONSTRUCTED IN EXISTING KERB AND CHANNEL

Drawing No. 43.

Residential Access and Invert Crossings