

Division 6 Associated Unit Code

6.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Associated Unit Code are the following:-
 - (a) The siting and physical form of **associated units** are appropriate to the desired character and environmental values of the areas in which they are situated;
 - (b) Acceptable levels of natural light, natural ventilation and privacy for occupants of the premises and the occupants of adjoining premises are provided and maintained;
 - (c) Safe, convenient and adequate on-site parking facilities are provided on each premises; and
 - (d) Adequate water supply infrastructure is available to the premises to sufficiently cater for normal daily demand.

6.2 Compliance with the Associated Unit Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements *Table 6.1.6A – Assessment Criteria for Self Assessable Development* contained in Section 6.4 complies with the Associated Unit Code;
- (2) Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.6B - Assessment Criteria for Assessable Development* contained in Section 6.4 complies with the Associated Unit Code.

6.3 Development Requirements

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

- (1) Boundary Setbacks
- (2) Car Parking
- (3) Infrastructure Provision
- (4) Appearance of the **Associated Unit** and its Proximity to the **Detached House**
- (5) Tall **Structures**

6.4 Development Requirements Tables

Table 6.1.6A: Assessment Criteria for Self Assessable Development

Acceptable Solutions for Self Assessable Development
Boundary Setbacks
Setbacks to Road Boundaries
<p>AS 1.1 Notwithstanding the setbacks which would otherwise apply under acceptable solution AS 2.1¹ of the Setbacks Code, for land located at the intersection of two or more roads (a “corner site”), a setback distance of no less than the following² is maintained between the road boundary of the site and any building or structure, (other than a fence or freestanding wall) -</p> <ol style="list-style-type: none"> (1) to any road frontage from which vehicular access to the required³ on-site parking facilities is obtained:- <ol style="list-style-type: none"> (a) 0m to buildings and other structures having a height of no more than 1m above natural ground surface; and (b) 6m to buildings and other structures not covered by (a); (2) to one road frontage other than a frontage covered by (1):- <ol style="list-style-type: none"> (a) 0m to buildings and other structures having a height of no more than 1m above natural ground surface; (b) 3m to buildings and other structures having a height of more than 1m but no more than 4.5m above natural ground surface provided that they are clear of the 9m x 9m corner truncation line⁴; (c) 4.5m to buildings or other structures having a height of more than 4.5m but no more than 7.5m above natural ground surface provided that they are clear of the 9m x 9m corner truncation line⁴; and (d) 6m to buildings or other structures not covered by (a), (b) or (c); and (3) to any road frontage not covered by (1) or (2) - 6m. <p>For purposes of this provision, the property boundary includes any identified probable future land acquisition line.</p> <p>OR</p> <p>AS 1.2 Notwithstanding the setbacks which would otherwise apply under acceptable solution AS 2.1¹ of the Setbacks Code, for any land other than a “corner site”, a setback distance of no less than the following² is maintained between the road boundary of the site and any building or structure, (other than a fence or freestanding wall):-</p> <ol style="list-style-type: none"> (1) 0m to buildings and other structures having a height of no more than 1m above natural ground surface; and (2) 6m to buildings and other structures not covered by (1).

Acceptable Solutions for Self Assessable Development

For purposes of this provision, the property boundary includes any identified **probable future land acquisition line**.

AND

Setbacks to Side and Rear Boundaries

AS 1.3 For **sites** less than 2000m² in area, a setback distance of no less than that applicable under acceptable solution A2² within Part 12 of the *Queensland Development Code* is maintained between the side or rear boundary of the **site** and all buildings and **structures** other than any outdoor tennis court on the land.

OR

AS 1.4 For **sites** 2000m² or greater in area, a setback distance of no less than 3m is maintained between the side or rear boundary of the **site** and all buildings and **structures** other than any outdoor tennis court on the land.

Note: Tennis courts are not regulated by this code as tennis courts associated with a **detached house** are specifically regulated through the **Detached House Code**

Car Parking

AS 2 One car parking space in addition to those required for the associated **detached house** is provided on **site**.

Infrastructure Provision

AS 3 Each **associated unit** has access to a reticulated community water supply system or is provided with rainwater storage tanks having a storage capacity of no less than 45,000 litres. This rainwater storage capacity is in addition to any water storage required under the Detached House Code for the **detached house** or required for bushfire fighting purposes.

Appearance of the Associated Unit and its Proximity to the Detached House

AS 4.1 An **associated unit** on land in the Residential A, Residential B, Special Residential or Future Urban zone and the residential component of the **detached house** on that land are contained in a single building.

AND

AS 4.2 An **associated unit** on land in the Park Residential, Rural Residential or Rural zone:-

- is so located that it is not separated by more than 10m from the **detached house** on the land;
- (2) has an outer envelope constructed of the same type of materials as that of the **detached house**; and
- (3) has the same roof pitch as that of the **detached house**.

Tall Structures

AS 5.1 **Structures** such as light pylons, antennae, masts, aerials and telecommunication **structures** are limited in height so that no part of those **structures**, or attachments to the **structures**, projects more than the lesser of:-

- (1) the maximum height permitted under the applicable acceptable solutions of another code within this **planning scheme** which is applicable⁵ to the particular development **site**; and
- (2) 10m above **natural ground surface**.

AND

AS 5.2 Transmission and receiving dishes are no larger than:-

- (1) 1.8m diameter on land **zoned** either Rural or Rural Residential; or
- (2) 1.2m diameter on land not covered by (1).

TABLE 6.1.6B: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Boundary Setbacks	
<p>SO 1 All buildings and other structures comprising the associated unit are located on the site in a manner which:-</p> <ul style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; (2) is in keeping with the desired or established character of the area; (3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site, having regard to:- <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) natural light and ventilation; and (4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road⁶. 	<p>PS 1.1 Notwithstanding the setbacks which would otherwise apply under probable solution PS 2.1⁷ of the Setbacks Code, for land located at the intersection of two or more roads (a "corner site"), a setback distance of no less than the following² is maintained between the road boundary of the site and any building or structure, (other than a fence or freestanding wall):-</p> <ul style="list-style-type: none"> (1) to any road frontage from which vehicular access to the required³ on-site parking facilities is obtained:- <ul style="list-style-type: none"> (a) 0m to buildings and other structures having a height of no more than 1m above natural ground surface; and (b) 6m to buildings and other structures not covered by (a); (2) to one road frontage other than a frontage covered by (1):- <ul style="list-style-type: none"> (a) 0m to buildings and other structures having a height of no more than 1m above natural ground surface;

Specific Outcomes for Assessable Development	Probable Solutions
	<p>(b) 3m to buildings and other structures having a height of more than 1m but no more than 4.5m above natural ground surface provided that they are clear of the 9m x 9m corner truncation line⁴;</p> <p>(c) 4.5m to buildings or other structures having a height of more than 4.5m but no more than 7.5m above natural ground surface provided that they are clear of the 9m x 9m corner truncation line⁴; and</p> <p>(d) 6m to buildings or other structures not covered by (a), (b) or (c); and</p> <p>(3) to any road frontage not covered by (1) or (2) - 6m.</p> <p>For purposes of this provision, the property boundary includes any identified probable future land acquisition line.</p> <p>OR</p> <p>PS 1.2 Notwithstanding the setbacks which would otherwise apply under probable solution PS 2.1⁹ of the Setbacks Code, for any land other than a “corner site”, a setback distance of no less than the following² is maintained between the road boundary of the site and any building or structure, (other than a fence or freestanding wall):-</p> <p>(1) 0m to buildings and other structures having a height of no more than 1m above natural ground surface; and</p> <p>(2) 6m to buildings and other structures not covered by (1).</p> <p>For purposes of this provision, the property boundary includes any identified probable future land acquisition line.</p> <p>AND</p> <p>Setbacks to Side and Rear Boundaries</p> <p>PS 1.3 For sites less than 2000m² in area, a setback distance of no less than that applicable under acceptable solution A2² within Part 12 of the <i>Queensland Development Code</i> is maintained between the side or rear boundary of the site and all buildings and structures other than any outdoor tennis court on the land.</p> <p>OR</p> <p>PS 1.4 For sites 2000m² or greater in area, a setback distance of no less than 3m is maintained between the side or rear boundary of the site and all buildings and structures other than any outdoor tennis court on the land.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Note: Tennis courts are not regulated by this code as tennis courts associated with a detached house are specifically regulated through the Detached House Code</p> </div>
Car Parking	
SO 2 Sufficient space is available on site to accommodate the likely parking demand of residents of the site and occasional visitors to the site .	PS 2 One car parking space in addition to those required for the associated detached house is provided on site .
Infrastructure Provision	
SO 3 Each associated unit is connected to water supply infrastructure capable of adequately catering for normal daily demand.	PS 3 Each associated unit has access to a reticulated community water supply system or is provided with rainwater storage tanks having a storage capacity of at least 45,000 litres. This rainwater storage capacity is in addition to any water storage required under the Detached House Code for the detached house or required for bushfire fighting purposes.
Appearance of the Associated Unit and its Proximity to the Detached House	
SO 4 All buildings comprising the associated unit have an external appearance which:- (1) does not adversely impact on the existing or desired streetscape for the area; and	PS 4.1 An associated unit on land in the Residential A, Residential B, Special Residential or Future Urban zone and the residential component of the detached house on that land are contained in a single building.

Specific Outcomes for Assessable Development	Probable Solutions
(2) is in keeping with the desired or established character of the area.	<p>AND</p> <p>PS 4.2 An associated unit on land in the Park Residential, Rural Residential or Rural zone:-</p> <p>(1) is so located that it is not separated by more than 10m from the detached house on the land;</p> <p>(2) has an outer envelope constructed of the same type of materials as that of the detached house; and</p> <p>(3) has the same roof pitch as that of the detached house.</p>
Tall Structures	
<p>SO 5 Structures such as light pylons, antennae, masts, aerials and telecommunication structures which are ancillary to the use of premises as an associated unit are restricted to a height and appearance which:-</p> <p>(1) does not adversely impact on the existing or desired streetscape for the area; and</p> <p>(2) is in keeping with the desired or established character of the area.</p>	<p>PS 5.1 Structures such as light pylons, antennae, masts, aerials and telecommunication structures are limited in height so that no part of those structures, or attachments to the structures, projects more than the lesser of:-</p> <p>(1) the maximum height permitted under of another code within this planning scheme which is applicable⁵ to the particular development site; and</p> <p>(2) 10m above natural ground surface.</p> <p>AND</p> <p>PS 5.2 Transmission and receiving dishes are no larger than:-</p> <p>(1) 1.8m diameter on land zoned either Rural or Rural Residential; or</p> <p>(2) 1.2m diameter on land not covered by (1).</p>

¹ The setbacks stipulated under AS 2.2 of the Setbacks Code continue to apply to fences and freestanding walls.

² Note that any requirement for a greater boundary setback distance under an “overlay code” which is applicable to the development **site** prevails over the setback distances prescribed in this code.

³ Vehicle parking facilities required under the “Car parking” element of this code.

⁴ A corner truncation comprising a single chord which joins points on adjacent road boundaries to the land that are 9m back from:-

(a) where no corner truncation line currently exists, the intersection of the adjacent road boundaries; or

(b) where a corner truncation currently exists, the intersection of the straight line projection of the adjacent road boundaries.

⁵ Those codes identified in the assessment table and any overlay code relevant to the land.

⁶ Generally, **Council** is unlikely to give favourable consideration to a reduction in the road boundary setback distances nominated as the probable solution for this element if an acceptable area of the **site** clear of these setback distances is available on the land.

⁷ The setbacks stipulated under PS 2.2 of the Setbacks Code continue to apply to fences and freestanding walls.



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Historic Version
PineRiversPlan