

Division 15 Detached House Code

15.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Detached House Code are the following:-
 - (a) The siting and physical form of buildings and other **structures** comprising the **detached house**:-
 - (i) are appropriate to the existing and desired character and environmental values of the area;
 - (ii) are of a scale, size and bulk that are appropriate for the lot and compatible with the surrounding residential development;
 - (iii) ensure acceptable levels of natural light, natural ventilation and privacy for occupants of the premises and occupants of adjoining premises are provided and maintained;
 - (iv) allow for construction of frontage roads and their associated service infrastructure to the standard prescribed for the designated function of those roads;
 - (b) The **detached house** is provided with sufficient water supply infrastructure to adequately and conveniently cater for the normal user's daily needs;
 - (c) The design, location and provision of vehicle access and **on-site** parking facilities:-
 - (i) avoids unreasonable congestion of the road system external to the **site** at vehicle access points;
 - (ii) provides adequate levels of safety for pedestrians and vehicles, at all times, both on and adjacent to the **site**, consistent with reasonable community expectations;
 - (iii) does not compromise future construction of frontage roads and their associated service infrastructure to the standard prescribed for the designated function of those roads;
 - (iv) adequately caters for the normal user's needs; and
 - (v) provides for ease of access and convenience of use.
 - (d) Development maintains appropriate separation distances to **Council** maintained underground infrastructure so as to:-
 - (i) provide for ease of access for maintenance purposes; and
 - (ii) avoid any unreasonable adverse impacts on the infrastructure.
 - (e) Earthworks, landscaping and on-**site** dams are constructed in a manner so as to:-
 - (i) not have unreasonable adverse impacts on land and the amenity of occupants in the general vicinity of the development **site**;
 - (ii) not have unreasonable adverse impacts on the environment beyond the boundaries of the development **site**; and
 - (iii) result in land forms that are structurally sound and require minimal maintenance.

15.2 Compliance with the Detached House Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements Tables *Table 6.1.15A* contained in Section 15.7 complies with the Detached House Code;
- (2) Assessable development that is consistent with the Specific Outcomes of the Development Requirements Tables *Table 6.1.15B*, contained in Section 15.7 complies with the Detached House Code;
- (3) Self assessable development that does not comply with one or more of the acceptable solutions listed as **concurrence agency issues** in section 15.6 complies with the Detached House Code provided that **Council** considers this aspect of the development is consistent with the acceptable solution's corresponding specific outcome listed in section 15.6 and satisfies all of the other acceptable solutions in *Table 6.1.15A*

15.3 Critical Terms for This Code

Schedule A to the Detached House 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*.

15.4 Development Requirements

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

- (1) **BUILDING SETBACKS**
- (2) **OVERALL SITE COVERAGE**
- (3) **VEHICLE PARKING AND ACCESS**

- (4) **INFRASTRUCTURE PROVISION**
- (5) **CLEARANCE TO COUNCIL INFRASTRUCTURE**
- (6) **REQUIREMENTS FOR EARTHWORKS AND LANDSCAPING** (for Operational Works not associated with Building work or Material Change of Use)
- (7) **REQUIREMENTS FOR OUTBUILDINGS**
- (8) **REQUIREMENTS FOR TALL STRUCTURES** (other than detached houses and outbuildings)
- (9) **REQUIREMENTS FOR TENNIS COURTS**
- (10) **SECOND DETACHED HOUSE ON RURAL ZONED LAND**

15.4 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*:-

- (a) AS1.1 and AS1.2 corresponding to SO1;
- (b) AS2.1, AS2.2, AS2.3, AS2.4 and AS2.5 corresponding to SO2;
- (c) AS3 corresponding to SO3; and
- (d) AS18 corresponding to SO18.

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 boundary setbacks of the *QDC*:-

- (a) AS1.1 and AS1.2 corresponding to SO1;
- (b) AS2.1, AS2.2, AS2.3, AS2.4 and AS2.5 corresponding to SO2;
- (c) AS18 corresponding to SO18.

15.6 Concurrence Agency Issues

For the purposes of this code, the following acceptable solutions are **concurrence 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 **concurrence 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) AS1.1 and AS1.2 corresponding to SO1;
- (b) AS2.1, AS2.2, AS2.3, AS2.4 and AS2.5 corresponding to SO2;
- (c) AS3 corresponding to SO3;
- (d) AS4 corresponding to SO4;
- (e) AS5 corresponding to SO5;
- (f) AS7 corresponding to SO7;
- (g) AS14 corresponding to SO14;
- (h) AS16.1 corresponding to SO16; and
- (i) AS18 corresponding to SO18.

15.7 Development Requirements Development Requirements Tables

Table 6.1.15A: Assessment Criteria for Self Assessable Development

Acceptable Solutions for Self Assessable Development
BUILDING SETBACKS
<p>Note: The term road boundary may include additional road reserve widths prescribed in <i>Schedule B</i> to this code. Consult <i>Schedule B</i> to determine if any additional road boundary setback applies for development on the site.</p> <p>AS 1.1 Detached houses, outbuildings and structures (other than fences or freestanding walls) having a height of more than 1m above the natural ground surface, and fences or freestanding walls having a height of more than 2m above the natural ground surface, are setback the following distances from the road boundary:-</p> <p>(1) For sites with a single road frontage, no closer than 6m to the road boundary.</p> <p>OR</p> <p>(2) For sites with more than one road frontage, as follows:-</p> <p>(a) from one of the roads providing vehicle access to the site - no closer than 6m to the road boundary;</p>

Acceptable Solutions for Self Assessable Development

AND

(b) from other roads:-

(i) for any part having a height of no more than 4.5m above **natural ground surface** - no closer than 3m to the **road boundary**;

AND

(ii) for any part having a height of between 4.5m and 7.5m above **natural ground surface** - no closer than 4.5m to the **road boundary**;

AND

(iii) for any part a height of 7.5m or more above **natural ground surface** - no closer than 6m to the **road boundary**;

AND

(c) outside of the **9m x 9m corner truncation line** as depicted in Figure 1.

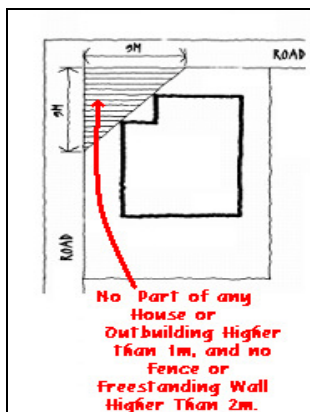


Figure 1.

AND

AS 1.2 Fences and freestanding walls are not located within the **6m/3 chord truncation line** as depicted in Figure 2.

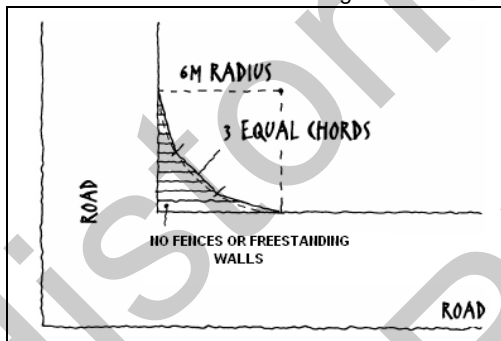


Figure 2.

AS 2.1 For **sites** less than 2000m² in area, unless a greater setback distance applies under AS2.4 or AS2.5, all **detached houses, outbuildings and structures** (other than tennis courts, fences or freestanding walls) are setback from the side and rear boundary of the **site** in accordance with Acceptable Solution A2 within Part 11 or Part 12 of the *Queensland Development Code*, as applicable to the area of the lot.

AND

AS 2.2 For **sites** 2000m² or greater in area, unless a greater setback distance applies under AS2.4 or AS2.5, all **detached houses, outbuildings and structures** (other than tennis courts, fences or freestanding walls) are setback a minimum of 3m from the side and rear boundary of the **site**.

AND

AS 2.3 Fences and freestanding walls having a height of more than 2m above **natural ground surface** are setback from the side and rear boundary of the **site** in accordance with Acceptable Solution A2 within Part 11 or Part 12 of the *Queensland Development Code*, as applicable to the area of the lot.

AND

AS 2.4 For **sites** within the catchment of Lake Samsonvale or Lake Kurwongbah, but not specifically nominated in AS2.5, a setback distance of no less than 400m is maintained between the following nominated full supply levels to those lakes and any **detached house or outbuilding** on the land:-

- (1) RL 39.63m AHD being the full supply level to Lake Samsonvale; and
- (2) RL 21m AHD being the full supply level to Lake Kurwongbah.

AND

AS 2.5 No part of any **detached house or outbuilding** on Lot 5 RP111651 or Lot 10 RP111653 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.

AND

Acceptable Solutions for Self Assessable Development

AS 2.6 Waste/effluent disposal systems are located at least:-

- (1) 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653; and
- (2) 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah.

Note: The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Outcome Map 3.6.3 – 400m buffer around Lake Samsonvale and Lake Kurwongbah.

OVERALL SITE COVERAGE

AS 3 **Site coverage** is in accordance with Acceptable Solution A3 within Part 11 or Part 12 of the *Queensland Development Code*, as applicable to the area of the lot.

VEHICLE PARKING AND ACCESS

AS 4 At least three car parking spaces accessible from the driveway are provided on-**site** and at least 1 of those spaces is so located as to be capable of being covered and enclosed.

AS 5 Vehicle parking areas are not located in the additional reserve width identified in *Schedule B to the Detached House Code - Additional Reserve Requirements*.

AS 6.1 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:-

- (1) any **access driveway** has the size and shape depicted on Drawing Nos. 07A, 43 or 45 in *Schedule C* to this code as applicable to the construction standard of the frontage road;
- (2) the **access driveway** is constructed of the materials and to the standard prescribed on Drawing Nos. 07A, 43 or 45 in *Schedule C* to this code as applicable to the construction standard of the frontage road;
- (3) for a **site** having:-
 - (a) a single road frontage; and
 - (b) a frontage length of no more than 30m;
 no more than 1 **access driveway** is provided;
- (4) for a **site** having:-
 - (a) a single road frontage; and
 - (b) a frontage length of more than 30m but less than 50m;
 either a single two-way **access driveway** or 2 one-way **access driveways** is/are provided;
- (5) for a **site** having:-
 - (a) a single road frontage; and
 - (b) a frontage length of 50m or more;
 no more than 2 **access driveways** are provided; and
- (6) for a **site** having multiple road frontages:-
 - (a) **access driveways** are provided on no more than 2 of the road frontages; and
 - (b) the number of **access driveways** on each frontage satisfies the requirements of (3), (4) or (5), as applicable, as if that frontage was the only road frontage to the land.

AND

AS 6.2 **Access driveways** to **sites** from roads which are administered by **Council** are so located:-

- (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
- (2) as to be clear of the minimum separation distances prescribed in Table 6.1.15H in *Schedule C* to this code.

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.

AS 7 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

Acceptable Solutions for Self Assessable Development

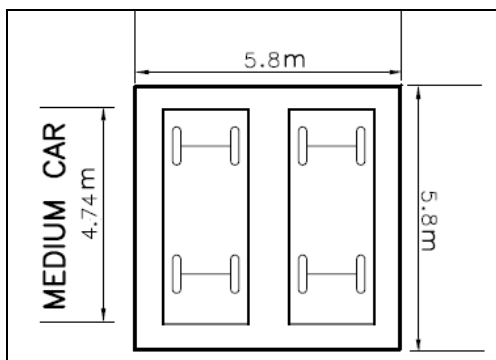


Figure 3. Minimum dimensions for a double garage as required under Table 7.3.2.

Note: The following requirements (AS8.1 and AS8.2) do not apply to the third on-site car parking space required under AS4 of this code.

AS 8.1 Driveways and on-site parking spaces have finished surface grades not exceeding 1 in 4.

AND

AS 8.2 Any change in gradient of driveways and on-site parking spaces is limited to 1 in 8 over a minimum horizontal length of 1m.

INFRASTRUCTURE PROVISION

AS 9 Each new house is connected 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 for bushfire fighting purposes.

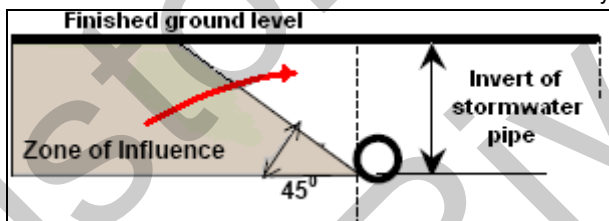
CLEARANCE TO COUNCIL INFRASTRUCTURE

AS 10.1 No earthworks are undertaken within any **Council** easement without prior written **Council** approval.

AND

AS 10.2 Other than those **lightweight fences** specifically exempted under AS 10.3, no building, **structure** or part thereof is erected without prior written **Council** approval:-

- (1) within or over any **Council** easement; or
- (2) on or over **land which is over the zone of influence** to any **Council** maintained stormwater pipe.



AND

AS 10.3 No **lightweight fence** is erected without prior written **Council** approval:-

- (1) within or over any **Council** easement; or
- (2) on or over **land which is over the zone of influence** to any **Council** maintained stormwater pipe;

unless the support posts of the **lightweight fence** maintain a minimum horizontal separation distance of no less than 900mm from any **Council** maintained stormwater pipe.

Note:

- (1) Building work which is over, or adjacent to, a sewer or water main is not regulated by the **planning scheme** as it is specifically addressed by section 823 of the *Water Act 2000*. (Under section 823 written consent from the service provider must first be obtained prior to undertaking the work.) A guideline on building work over, or adjacent to, a sewer or water main is available from **Council**.
- (2) **Council** has a Planning Scheme Policy, PSP40 – *Clearance to Council Infrastructure* which establishes the process and supporting documentation required in obtaining written **Council** approval under the *Water Act*, the *Building Act*, and these provisions.
- (3) It is an offence under the *Water Act 2000* to interfere with a service provider's infrastructure. Applicants should refer to PSP40 prior to undertaking building work and earthworks over or adjacent to **Council** services.

REQUIREMENTS FOR SITE EARTHWORKS AND LANDSCAPING (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

AS 11 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:-

- (1) the toe of any cut batter; and
- (2) the top of any fill batter;

is separated from the **natural ground surface** along that line by a vertical distance of no more than 2m.

AS 12 All fill material used on the **site** is free of:-

- (1) **actual acid sulfate soils** and **potential acid sulfate soils**;
- (2) organic or putrescible matter; and
- (3) material imported from land which is, or has been, listed on the “*Environmental Management Register*” under the *Environmental Protection Act 1994*.

AS 13 Where the toe of any fill batter or the top of any cut batter is located within 1m of **public land** (other than batters to dams and water impoundments), the batter has a finished slope no steeper than the following:-

- (1) any cut batter is no steeper than:-
 - (a) for sand – 2 horizontal to 1 vertical;
 - (b) for silt – 4 horizontal to 1 vertical;
 - (c) for firm clay – 1 horizontal to 1 vertical;
 - (d) for soft clay – 3 horizontal to 2 vertical;
- (2) any fill batter, (other than a compacted fill batter), is no steeper than 4 horizontal to 1 vertical; and
- (3) any compacted fill batter is no steeper than:-
 - (a) for sand – 5 horizontal to 2 vertical;
 - (b) for silt – 4 horizontal to 1 vertical; and
 - (c) for firm clay – 2 horizontal to 1 vertical.

REQUIREMENTS FOR OUTBUILDINGS

AS 14 The height of each **outbuilding** does not exceed the following height above the **natural ground surface** as applicable for the **zone** of the land:-

- (1) 4m for land zoned Residential A, Residential B, Special Residential or Future Urban; or
- (2) 5m for land not covered by (1).

AS 15 The aggregate **site coverage** of **outbuildings** is not greater than that specified in **Table 7.3.3**:-

Lot Size	Maximum Aggregate Site Coverage
Less than 600m ²	50m ²
600m ² – 1,999m ²	80m ²
2,000m ² – 19,999m ²	150m ²
20,000m ² or greater	No limit

Note:

Sheds may be defined as either ‘**Outbuildings**’ or ‘**Domestic Storage**’. Refer to the Use and Administrative Definitions in Chapter 7 for more information.

REQUIREMENTS FOR TALL STRUCTURES (other than detached houses and outbuildings)

AS 16.1 Structures such as light pylons, antennae, masts, aerials and telecommunication **structures** are limited in height so that no part of these **structures**, or attachments to the **structures**, projects more than 10m above **natural ground surface**.

AND

AS 16.2 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).

REQUIREMENTS FOR TENNIS COURTS

AS 17 Artificial lighting of tennis courts is located, directed and shielded in such a manner that the illumination levels do not exceed the “recommended maximum values of light technical parameters for the control of obtrusive light” given in Table 2.1 of *Australian Standard AS4282 “Control of Obtrusive Effects of Outdoor Lighting”*. For purposes of that table, “curfewed hours” are taken to be those hours between 10:30pm and 7:30am on the following day.

AS 18 A setback distance of no less than 3m is maintained between the side or rear boundary of the **site** and the enclosing fence of any outdoor tennis court for private use on the land.

Note:- Road Boundary setbacks for tennis courts are not addressed in this element as they are specifically addressed in the “*Building Setbacks*” element in *AS1.1* and *AS1.2* of this Code.

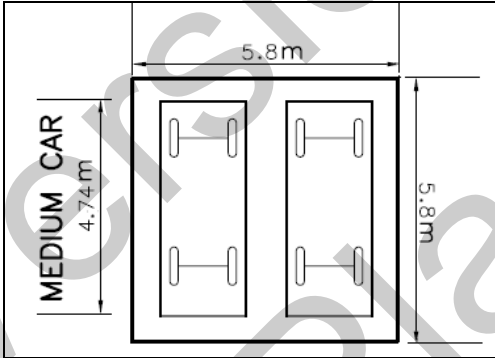
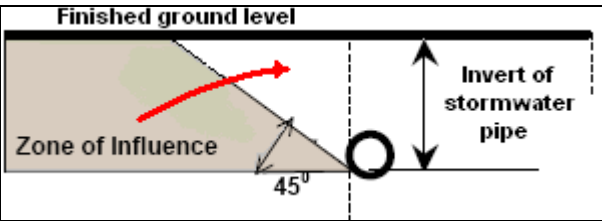
Table 6.1.15B - Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
BUILDING SETBACKS	
SO 1 The proximity of detached houses, outbuildings	Note: The term road boundary may include additional

Specific Outcomes for Assessable Development	Probable Solutions
<p>and structures to each frontage road to the site:-</p> <ol style="list-style-type: none"> does not adversely impact on the existing or desired streetscape for the area; is in keeping with the desired or established character of the area; does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road; and does not compromise the construction of the frontage road and its associated service infrastructure to the standard prescribed in the <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> for the designated function of that road. is consistent with the road boundary setbacks for neighbouring buildings. 	<p>road reserve widths prescribed in <i>Schedule B</i> to this code. Consult <i>Schedule B</i> to determine if any additional road boundary setback</p> <p>PS 1.1 Detached houses, outbuildings and structures (other than fences or freestanding walls) having a height of more than 1m above the natural ground surface, and fences or freestanding walls having a height of more than 2m above the natural ground surface, are setback the following distances from the road boundary:-</p> <ol style="list-style-type: none"> For sites with a single road frontage, no closer than 6m to the road boundary. <p>OR</p> <ol style="list-style-type: none"> For sites with more than one road frontage, as follows:- <ol style="list-style-type: none"> from one of the roads providing vehicle access to the site - no closer than 6m to the road boundary; <p>AND</p> <ol style="list-style-type: none"> from other roads:- <ol style="list-style-type: none"> for any part having a height of no more than 4.5m above natural ground surface - no closer than 3m to the road boundary; <p>AND</p> <ol style="list-style-type: none"> for any part having a height of between 4.5m and 7.5m above natural ground surface - no closer than 4.5m to the road boundary; <p>AND</p> <ol style="list-style-type: none"> for any part a height of 7.5m or more above natural ground surface - no closer than 6m to the road boundary; <p>AND</p> <ol style="list-style-type: none"> outside of the 9m x 9m corner truncation line as depicted in <i>Figure 1</i>. <div data-bbox="874 1182 1189 1594" data-label="Image"> </div> <p>Figure 1.</p> <p>AND</p> <p>PS 1.2 Fences and freestanding walls are not located within the 6m/3 chord truncation line as depicted in <i>Figure 2</i>.</p> <div data-bbox="782 1713 1284 2056" data-label="Image"> </div> <p>Figure 2.</p>

Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 2 The proximity of detached houses, outbuildings and structures to the side and rear boundaries of the site:-</p> <ol style="list-style-type: none"> does not adversely impact on the existing or desired streetscape for the area; is in keeping with the desired or established character of the area; and 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:- <ol style="list-style-type: none"> overshadowing; privacy and overlooking; and natural light and ventilation; <p>while, for those properties within the catchments of Lake Samsonvale or Lake Kurwongbah, detached houses, outbuildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</p>	<p>PS 2.1 For sites less than 2000m² in area, unless a greater setback distance applies under <i>PS2.4</i> or <i>PS2.5</i>, all detached houses, outbuildings and structures (other than tennis courts, fences or freestanding walls) are setback from the side and rear boundary of the site in accordance with Acceptable Solution A2 within Part 11 or Part 12 of the <i>Queensland Development Code</i>, as applicable to the area of the lot.</p> <p>AND</p> <p>PS 2.2 For sites 2000m² or greater in area, unless a greater setback distance applies under <i>PS2.4</i> or <i>PS2.5</i>, all detached houses, outbuildings and structures (other than tennis courts, fences or freestanding walls) are setback a minimum of 3m from the side and rear boundary of the site.</p> <p>AND</p> <p>PS 2.3 Fences and freestanding walls having a height of more than 2m above natural ground surface are setback from the side and rear boundary of the site in accordance with Acceptable Solution A2 within Part 11 or Part 12 of the <i>Queensland Development Code</i>, as applicable to the area of the lot.</p> <p>AND</p> <p>PS 2.4 For sites within the catchment of Lake Samsonvale or Lake Kurwongbah, but not specifically nominated in <i>PS2.5</i>, a setback distance of no less than 400m is maintained between the following nominated full supply levels to those lakes and any detached house or outbuilding on the land:-</p> <ol style="list-style-type: none"> RL 39.63m AHD being the full supply level to Lake Samsonvale; and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>AND</p> <p>PS 2.5 No part of any detached house or outbuilding on Lot 5 RP111651 or Lot 10 RP111653 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>AND</p> <p>PS 2.6 Waste/effluent disposal systems are located at least:-</p> <ol style="list-style-type: none"> 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653; and 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>Note: The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Outcome Map 3.6.3 – 400m buffer around Lake Samsonvale and Lake Kurwongbah.</p>
OVERALL SITE COVERAGE	
<p>SO 3 The development takes a form which:-</p> <ol style="list-style-type: none"> gives recognition to, and does not detract from, the character of development on adjacent land and other land in the general vicinity of the site; and ensures adequate open space is provided for on-site recreation. 	<p>PS 3 Site coverage is in accordance with Acceptable Solution A3 within Part 11 or Part 12 of the <i>Queensland Development Code</i>, as applicable to the area of the lot.</p>
VEHICLE PARKING AND ACCESS	
<p>SO 4 Adequate car parking facilities within a reasonable walking distance of an access door to the detached house are provided on the site for use by residents and visitors to the land.</p>	<p>PS 4 At least three car parking spaces accessible from the driveway are provided on-site and at least 1 of those spaces is so located as to be capable of being covered and enclosed.</p>
<p>SO 5 The siting of vehicle parking is undertaken in a manner which does not compromise the construction of the frontage road and its associated service infrastructure to the standard prescribed in the <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> for the designated function of that road.</p>	<p>PS 5 Vehicle parking areas are not located in the additional reserve width identified in <i>Schedule B to the Detached House Code - Additional Reserve Requirements</i>.</p>

Specific Outcomes for Assessable Development	Probable Solutions									
<p>Note: The designated function of a road is the function/designation shown for that road in the “priority infrastructure plan” and Council’s ILTP.</p> <p>SO 6 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; and(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>PS 6.1 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 Nos. 07A, 43 or 45 in <i>Schedule C</i> to this code as applicable to the construction standard of the frontage road;(2) the access driveway is constructed of the materials and to the standard prescribed on Drawing Nos. 07A, 43 or 45 in <i>Schedule C</i> to this code as applicable to the construction standard of the frontage road;(3) for a site having:-<ol style="list-style-type: none">(a) a single road frontage; and(b) a frontage length of no more than 30m;no more than 1 access driveway is provided;(4) for a site having:-<ol style="list-style-type: none">(a) a single road frontage; and(b) a frontage length of more than 30m but less than 50m;either a single two-way access driveway or 2 one-way access driveways is/are provided;(5) for a site having:-<ol style="list-style-type: none">(a) single road frontage; and(b) a frontage length of 50m or more;no more than 2 access driveways are provided; and(6) for a site having multiple road frontages:-<ol style="list-style-type: none">(a) access driveways are provided on no more than 2 of the road frontages; and(b) the number of access driveways on each frontage satisfies the requirements of (3), (4) or (5), as applicable, as if that frontage was the only road frontage to the land. <p style="text-align: center;">AND</p> <p>PS 6.2 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(2) as to be clear of the minimum separation distances prescribed in Table 6.1.15H in Schedule C to this code. <div><p>Note:</p><ol style="list-style-type: none">(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.</div>									
<p>SO 7 The on-site car parking spaces are of a size which allows a reasonable driver to readily, in a dignified manner:-</p> <ol style="list-style-type: none">(1) access each unoccupied car parking space through either the one continuous reversing manoeuvre or the one continuous forward manoeuvre;	<p>PS 7 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> <table><tr><th colspan="3">Table 7.3.2 – Required Parking Space Dimensions</th></tr><tr><th>Type of Car Parking</th><th>Clear</th><th>Clear</th></tr><tr><td></td><td></td><td></td></tr></table>	Table 7.3.2 – Required Parking Space Dimensions			Type of Car Parking	Clear	Clear			
Table 7.3.2 – Required Parking Space Dimensions										
Type of Car Parking	Clear	Clear								

Specific Outcomes for Assessable Development	Probable Solutions		
<p>(2) load and unload passengers and goods from the vehicle when parked in the parking space; and</p> <p>(3) gain access to and from the vehicle when parked in the parking space.</p>	Space	Minimum Length	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
			
<p>Figure 3. Minimum dimensions for a double garage as required under Table 7.3.2.</p>			
<p>Note: The following requirements (PS8.1 and PS8.2) do not apply to the third on-site car parking space required under SO4 of this code.</p>			
<p>SO 8 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> <p>(1) maximising visibility at potential conflict points;</p> <p>(2) minimising required driver effort when undertaking stop/start and turning manoeuvres;</p> <p>(3) minimising potential damage to vehicles and on-site structures; and</p> <p>(4) optimising ease of use, and promoting use, of on-site facilities.</p>	<p>PS 8.1 Driveways and on-site parking spaces have finished surface grades not exceeding 1 in 4.</p> <p>AND</p> <p>PS 8.2 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>INFRASTRUCTURE PROVISION</p>			
<p>SO 9 Each new house is connected to water supply infrastructure capable of adequately catering for normal daily demand.</p>	<p>PS 9 Each new house is connected 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 for bushfire fighting purposes.</p>		
<p>CLEARANCE TO COUNCIL INFRASTRUCTURE</p>			
<p>SO 10 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 10.1 No earthworks are undertaken within any Council easement without prior written Council approval.</p> <p>AND</p> <p>PS 10.2 Other than those lightweight fences specifically exempted under PS 10.3, no building, structure or part thereof is erected without prior written Council approval:-</p> <p>(1) within or over any Council easement; or</p> <p>(2) on or over land which is over the zone of influence to any Council maintained stormwater pipe.</p>  <p>AND</p> <p>PS 10.3 No lightweight fence is erected without prior written</p>		

Specific Outcomes for Assessable Development	Probable Solutions
	<p>Council approval :-</p> <ol style="list-style-type: none"> within or over any Council easement; or on or over land which is over the zone of influence to any Council maintained stormwater pipe; <p>unless the support posts of the lightweight fence maintain a minimum horizontal separation distance of no less than 900mm from any Council maintained stormwater pipe.</p> <p>Note:</p> <ol style="list-style-type: none"> Building work which is over, or adjacent to, a sewer or water main is not regulated by the planning scheme as it is specifically addressed by section 823 of the <i>Water Act 2000</i>. (Under section 823 written consent from the service provider must first be obtained prior to undertaking the work.) A guideline on building work over, or adjacent to, a sewer or water main is available from Council. 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. 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.
REQUIREMENTS FOR SITE EARTHWORKS AND LANDSCAPING (for Operational Works not associated with Building Work or Material Change of Use)	
<p>Note: Persons undertaking development are required under the <i>Environmental Protection Act 1994</i> 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 <i>Environmental Protection Act</i> and penalties may apply.</p>	
<p>SO 11 Cut and fill batters on the site are of an extent which:-</p> <ol style="list-style-type: none"> does not adversely impact on the existing or desired streetscape for the area; is in keeping with the desired or established character of the area; and does not result in a significant loss of amenity to users of adjacent land or land in the general vicinity of the site. 	<p>PS 11 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> <ol style="list-style-type: none"> the toe of any cut batter; and the top of any fill batter; <p>is separated from the natural ground surface along that line by a vertical distance of no more than 2m.</p>
<p>SO 12 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 12 All fill material used on the site is free of:-</p> <ol style="list-style-type: none"> actual acid sulfate soils and potential acid sulfate soils; organic or putrescible matter; and material imported from land which is, or has been, listed on the "Environmental Management Register" under the <i>Environmental Protection Act 1994</i>.
<p>SO 13 Each cut batter and each fill batter on the site which is adjacent to public land has a finished surface slope which:-</p> <ol style="list-style-type: none"> permits reasonable access to and over the batter for maintenance purposes; and is self-supporting except under the most adverse conditions. 	<p>PS 13 Where the toe of any fill batter or the top of any cut batter is located within 1m of public land (other than batters to dams and water impoundments), the batter has a finished slope no steeper than the following:-</p> <ol style="list-style-type: none"> any cut batter is no steeper than:- <ol style="list-style-type: none"> for sand – 2 horizontal to 1 vertical; for silt – 4 horizontal to 1 vertical; for firm clay – 1 horizontal to 1 vertical; for soft clay – 3 horizontal to 2 vertical; any fill batter, (other than a compacted fill batter), is no steeper than 4 horizontal to 1 vertical; and any compacted fill batter is no steeper than:- <ol style="list-style-type: none"> for sand – 5 horizontal to 2 vertical; for silt – 4 horizontal to 1 vertical; and for firm clay – 2 horizontal to 1 vertical.

Specific Outcomes for Assessable Development	Probable Solutions										
REQUIREMENTS FOR OUTBUILDINGS											
SO 14 Each outbuilding on the site is of a vertical scale which:- <ul style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area. 	PS 14 The height of each outbuilding does not exceed the following height above the natural ground surface as applicable for the zone of the land:- <ul style="list-style-type: none"> (1) 4m for land zoned Residential A, Residential B, Special Residential or Future Urban; or (2) 5m for land not covered by (1). 										
SO 15 Outbuildings on the site are of a scale and bulk which:- <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 cause significant loss of amenity to neighbouring residents and the surrounding area; and (4) is consistent with the domestic scale and nature of a detached house. 	PS 15 The aggregate site coverage of outbuildings is not greater than that specified in Table 7.3.3 :- <table border="1"> <caption>TABLE 7.3.3- OUTBUILDINGS</caption> <thead> <tr> <th>Lot Size</th><th>Maximum Aggregate Site Coverage</th></tr> </thead> <tbody> <tr> <td>Less than 600m²</td><td>50m²</td></tr> <tr> <td>600m² – 1,999m²</td><td>80m²</td></tr> <tr> <td>2,000m² – 19,999m²</td><td>150m²</td></tr> <tr> <td>20,000m² or greater</td><td>No limit</td></tr> </tbody> </table>	Lot Size	Maximum Aggregate Site Coverage	Less than 600m ²	50m ²	600m ² – 1,999m ²	80m ²	2,000m ² – 19,999m ²	150m ²	20,000m ² or greater	No limit
Lot Size	Maximum Aggregate Site Coverage										
Less than 600m ²	50m ²										
600m ² – 1,999m ²	80m ²										
2,000m ² – 19,999m ²	150m ²										
20,000m ² or greater	No limit										
Note: Sheds may be defined as either ' Outbuildings ' or ' Domestic Storage '. Refer to the Use and Administrative Definitions in Chapter 7 for more information.											
REQUIREMENTS FOR TALL STRUCTURES (other than detached houses and outbuildings)											
SO 16 Structures such as light pylons, antennae, masts, aerials and telecommunication structures which are ancillary to the use of premises as a detached house are restricted to a height and appearance which:- <ul style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area. 	PS 16.1 Structures such as light pylons, antennae, masts, aerials and telecommunication structures are limited in height so that no part of these structures , or attachments to the structures , projects more than 10m above natural ground surface . AND PS 16.2 Transmission and receiving dishes are no larger than:- <ul style="list-style-type: none"> (1) 1.8m diameter on land zoned either Rural or Rural Residential; or (2) 1.2m diameter on land not covered by (1). 										
REQUIREMENTS FOR TENNIS COURTS											
SO 17 Artificial lighting of indoor or outdoor tennis courts is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land.	PS 17 Artificial lighting of tennis courts is located, directed and shielded in such a manner that the illumination levels do not exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS4282 "Control of Obtrusive Effects of Outdoor Lighting"</i> . For purposes of that table, "curfewed hours" are taken to be those hours between 10:30pm and 7:30am on the following day.										
SO 18 The proximity of any tennis court to the side and rear boundaries of the land:- <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; and (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) noise; and (b) privacy and overlooking. 	PS 18 A setback distance of no less than 3m is maintained between the side or rear boundary of the site and the enclosing fence of any outdoor tennis court for private use on the land. Note:- Road Boundary setbacks for tennis courts are not addressed in this element as they are specifically addressed in the " Building Setbacks " element in PS1.1 and PS1.2 of this Code.										
SECOND DETACHED HOUSE ON RURAL ZONED LAND											
SO 19 Where the lot is zoned Rural and has an area of 200ha or more, each detached house is so sited that it does not unduly compromise any future subdivision of the land to allow each detached house to occupy a separate lot while independently satisfying all of the other specific outcomes of this code as applicable to the particular circumstances.	PS 19 No solution provided.										
SO 20 Where the lot is zoned Rural and has an area of less than 200ha, one detached house is occupied by the owner of the land, while the second detached house is	PS 20 No solution provided.										

Specific Outcomes for Assessable Development	Probable Solutions
occupied by an entity engaged, other than on a casual basis, in the continuing use of the land for a viable operation of a rural nature.	

Schedule A to the Detached House 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 drawings in *Schedule C* 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) **ILTP**
Council's integrated local transport plan.
- (4) **Land which is over the Zone of Influence**
That section of the finished ground surface contained above and between the two outward rising planes which mark the outer extent of the **zone of influence** to a **Council** maintained service.
- (5) **Lightweight Fence**
A fence having a height above finished ground level of no more than 2m and which is constructed of:-
 - (a) timber, metal or other similar non-masonry support posts;
 - (b) rails, slats, palings, planks or other non-masonry infill panels between the support posts; and incorporates a system of fixings which allows the infill panels to be both readily removed from, and reattached to, the support posts without the need to break, or reset, bonded joints.

The term does not include any component used to retain earth on either side of the fence.
- (6) **Public Land**
Land which is controlled or managed by the State or Local Government.
- (7) **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.
- (8) **Road Boundary**
The line equivalent to:-
 - (a) for any road identified in *Schedule B* to this code – the line of the inner extremity of the "Additional Reserve Width" identified in Table 6.1.15G, within the property;

OR

 - (b) for any road administered by **Council** and not identified in *Schedule B* – the line of the current **road boundary** to the **site**;

OR

 - (c) for any road administered by the State or a State Agency – the resumption line identified by Gazette notice.

However, the term specifically excludes the boundary to any section of road which has its entire reserve width set aside for purposes other than the carriage of motorised vehicle traffic; eg, a pedestrian walkway which links the head of a cul-de-sac to a park or other road. For this code, such a boundary is to be regarded as a side or rear boundary.
- (9) **Truncation Lines**
 - (a) **6m/3 chord truncation line** – A corner truncation, comprising three equal and straight chords, which joins points on adjacent **road boundaries** to the land that are 6m back from:-
 - (i) where no corner truncation line currently exists – the intersection of the adjacent **road boundaries**; or
 - (ii) where a corner truncation currently exists – the intersection of the straight line projection of the adjacent **road boundaries**.
 - (b) **9m x 9m corner truncation line** – A corner truncation, comprising a single straight chord, which joins points on adjacent **road boundaries** to the land that are 9m back from:-
 - (i) where no corner truncation line currently exists – the intersection of the adjacent **road boundaries**; or
 - (ii) where a corner truncation currently exists – the intersection of the straight line projection of the adjacent **road boundaries**.
- (10) **Zone of Influence**
That part of the **site** below finished ground level which is contained above and between the planes rising upwards and outwards as a tangent to the outer surface of a **Council** maintained service at a 45° angle to the horizontal.

Schedule B to the Detached House Code - Roads with Additional Reserve Requirements

TABLE 6.1.15G Roads with Additional Reserve Requirements

ROAD NAME	RELEVANT SECTION OF ROAD				ADDITIONAL RESERVE WIDTH (m)
	FROM - Road	TO - Road	SPECIFIC SECTION		
			SIDE	SECTION	
ALMA Rd	Thompson	Marsden	North	Entire length	10
ALMA Rd	Marsden	Gunsynd	North	Lot 65 S312858 frontage only	7.5
ALMA Rd	Gunsynd	Alma Road Park	North	Lot 65 S312858 & Lot 3 RP122454 frontage only	20
ALMA Rd	Alma Road Park	Old Gympie	Both	Entire length excluding Lot 21 SP 152564 & Lot 2 SP 121293	5
BOUNDARY Rd	Narangba	Clear View	South	Lot14 RP76790, Lot1 RP202707, Lot 17 RP76790 & Lot18 RP175456 frontage only	6
BOUNDARY Rd	Clear View	Lot 2 RP100104 eastern boundary	South	Lot 2 RP100104 frontage only	6
BOUNDARY Rd	Lot 2 RP 100104	Old Gympie	South	Lot 23, 24 & 25 RP76790 frontage only	12
BOUNDARY Rd	Old Gympie	Bruce Highway	South	Entire length	7
BUNYA Rd	Eatons Crossing	Maskell	Southern	Lot 2 RP 165572 & Lot 998 RP 862733 frontage only	2
BUNYA Rd	Maskell	Lot 1 M331502 western boundary	Northern	Lot2 RP838962 & Lot1 DP142914 frontage only	10
BUNYA Rd	Lot1 M331502 western boundary	Heather Anne	Both	Entire length	5
BUNYA Rd	Heather Ann Dr	Allen	Both	Entire length excluding Lot 1 RP193611	5
BUNYA Rd	Allen	Retreat	Eastern	Entire length	10
BUNYA Rd	Retreat	Blue Hills	Both	Entire length	5
BUNYA Rd	Blue Hills	Collins	Both	Entire length	6
CAMELIA Av	South Pine	Shire Boundary		Lot2 & 4 RP 141507, Lot390 RP108666, Lot4 RP141504, Lot2 RP141505 & Lots40&41 RP 112887 frontage only	4
DAKABIN LINK Rd	Bruce Highway	Old Gympie		Lot2 RP30530 & Lot2 SP150724 Road Reserve Requirement in accordance with <i>Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works</i>	30
DAWSON Pd	Pimelea	South Pine	Western	Lot21 RP89360 & Lot1 RP151845 frontage only	3
DIANNE St	Gympie	North Coast Railway	Both	Lots12,18,25,26,46,47,48&49 RP118224 & Lot1 RP36077 frontage only	25
DOHLES ROCKS Rd	Lot500 RP868874 eastern boundary	School	Southern	Entire length	8
DOHLES ROCKS Rd	School	Bickle	Northern	Lot7&8 RP200651, Lot1&2 RP200652 & Lot3 RP30263 frontage only	9.5

ROAD NAME	RELEVANT SECTION OF ROAD				ADDITIONAL RESERVE WIDTH (m)
	FROM - Road	TO - Road	SPECIFIC SECTION		
			SIDE	SECTION	
DOHLES ROCKS Rd	Bickle	Ogg	Northern	Lot1 RP805838 & Lot1 SL113276 frontage only	2
DOHLES ROCKS Rd	Ogg	Goodrich	Northern	Lot 2 SP181579 frontage only	9
DOHLES ROCKS Rd	Ogg	Goodrich	Southern	Lot 1 RP847798 & Lot2&3 RP853374 frontage only	9
DOHLES ROCKS Rd	Goodrich	Bruce Highway	Southern	Lot1 RP148358 frontage only	4
DOHLES ROCKS Rd	Bruce Highway	Cairns	Both	Lot2 RP141209, Lot1 SP154322 & Lot1 RP171861 frontage only	5
DOHLES ROCKS Rd	Henry	Korman	Northern	Lot1 RP180245, Lot2 RP139690, Lot1&2 RP88134 & Lot3 RP211430 frontage only	10
FRANCIS Rd, Lawnton	Tarandi	Sparkes	South	Lots 1, 2, 3, 4, 5 & 6 RP112357 and Lot 2 RP115894 frontage only	4
FRANCIS Rd, Lawnton	Tarandi	Sparkes	North	Lot296 SL5187, Lots 27&28 RP106372, Lot31 RP102953 & Lot5 RP119010 frontage only	4
FRANCIS Rd, Lawnton	Sparkes	Wilsmith	Northern	Lot21 RP 96654(cnr Ellis & Francis) only	5
FRANCIS Rd, Lawnton	Wilsmith	Baker	Northern	Lot 44 RP 85855 frontage only	4
FRANCIS Rd, Lawnton	Baker	Isis	Northern	Entire length	4
HENRY Rd	Dohles Rocks	Brays	Western	Refer North South Urban Arterial	50
IRA BUCKBY Rd	Ira Buckby Rd W	Warra	Western	Entire length	5
IRA BUCKBY Rd	Warra	Cashmere Lane	Western	Entire length	5
IRA BUCKBY Rd	Warra	Cashmere Lane	Eastern	Lot2 RP 105600 & Lot 2 RP861698 frontage only	20
IRA BUCKBY Rd	Cashmere	Sarow	Western	Entire length	10
IRA BUCKBY Rd	Cashmere	Sarow	Eastern	Lot 1 RP861698 & Lot 1 RP 193813 frontage only	7.5
IRA BUCKBY Rd	Sarow	Hayward	Western	Entire length excluding Lot3 RP178821	5
IRA BUCKBY Rd	Sarow	Hayward	Eastern	Entire length excluding Lot 24 RP 225336	5
IRA BUCKBY Rd	Hayward	Samsonvale	Western	Lot100 SP158085, Lot2 RP101161 & Lot6 RP855821 frontage only	5
IRA BUCKBY Rd	Hayward	Samsonvale	Eastern	Lot1 RP118170 frontage only	5
KREMZOW Rd	Ira Buckby	Lilley	Southern	Entire length	10
KREMZOW Rd	Lilley	Jacksonia	Southern	Entire length	13
KREMZOW Rd	Jacksonia	Brisbane	Both	Entire length exclude Lots 38&39 SP 125555	10
KREMZOW Rd	Brisbane	Old North	Northern	Entire length	13
KREMZOW Rd	Brisbane	Old North	Southern	Lot 2 RP 83555 and lot 3 RP 195937 frontage only	5
KREMZOW Rd	Old North	Pinnacle	Both	Entire length excluding Lot1 SP124605, Lot86 SP101775, Lot56 RP224966 & BUP11716	5
LACEYS CREEK Rd	Mt Pleasant	Nugent	Northern	Lot2 RP 160359 & Lot 21 RP907843 frontage only	3

ROAD NAME	RELEVANT SECTION OF ROAD				ADDITIONAL RESERVE WIDTH (m)
	FROM - Road	TO - Road	SPECIFIC SECTION		
			SIDE	SECTION	
LAWNTON POCKET Rd	Bruce Highway	Lawnton Pocket		Lot369 SL538, Lot328 SL9667& Lot17 SP149151 frontage only	44
LAWNTON POCKET Rd	Lawnton Pocket	Bells Pocket	Both	Entire length	12
LAWNTON POCKET Rd	Bells Pocket Rd	Walker	Southern	Entire length	2
LAWNTON POCKET Rd	Bells Pocket Road	Walker	Northern	Entire length	22
LAWNTON POCKET Rd	Walker	Lot2 RP198048 eastern boundary	Southern	Entire length	2
LAWNTON POCKET Rd	Walker	Lot2 RP198048 eastern boundary	Northern	Entire length	28
LAWNTON POCKET Rd	Lot2 RP198048 eastern boundary	Paisley	Northern	Entire length	28
LAWNTON POCKET Rd	Paisley	Gympie	Southern	Entire length excluding Lot 31 SP112749	5
LAWNTON POCKET Rd	Paisley	Gympie	Northern	Entire length excluding Lot298 SL11392 (10m)	15
LEITCHS Rd	South Pine	Strathwyn	Eastern	Entire length excluding Lot2 RP863393	3
LEITCHS Rd	South Pine	Stathwyn	Western	Entire length	6
LEITCHS Rd	Kremzow	Bult	Western	Entire length excluding Lots 1 to 3 SP136695	2.5
LEITCHS Rd	Bult	Stanley		Lots5&6 RP 79619, Lot4 RP855173, Lots6,7&8 RP167652 & Lot9 RP167640 frontage only	35
LILLEY Rd	Warner Rd West	Sanderling	Eastern	Lots 2&3 RP 82893 frontage only	5
LILLEY Rd	Sanderling	Lot 506 RP231531	Western	Lot 1 RP 165232 frontage only	5
LIVINGSTONE St	Stanley	Jasmine	Western	Entire length	2.5
MOUNT SAMSON Rd	Rossleigh	Hills	Eastern	Lot1 RP29871, Lot 1 SL6455, Lot1 RP29929& Lot3 RP29900 frontage only	5
MOUNT SAMSON Rd	Strong	Bradley	Eastern	Lot 1 RP160740,Lot2 RP 163261& Lot293 SL8883 frontage only	6
NEPEAN Av	Dawson	Patricks	Both	Entire length	2.5
North South Urban Arterial	Bruce Highway	Reiley		Lot2 SP135179 Road Reserve Requirement in accordance with <i>Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works</i>	100
North South Urban Arterial	Reiley	Wagner		Lots1&2 RP178767 Road Reserve Requirement in accordance with <i>Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works</i>	100
North South Urban Arterial	Wagner	Greens		Lot 1 SP139464, Lot2 SP132204 & Lot1 RP169866 Road Reserve Requirement in accordance with <i>Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works</i>	100
North South Urban Arterial	Greens	Dohles Rocks		Lot1 SL9127 Road Reserve Requirement in	100

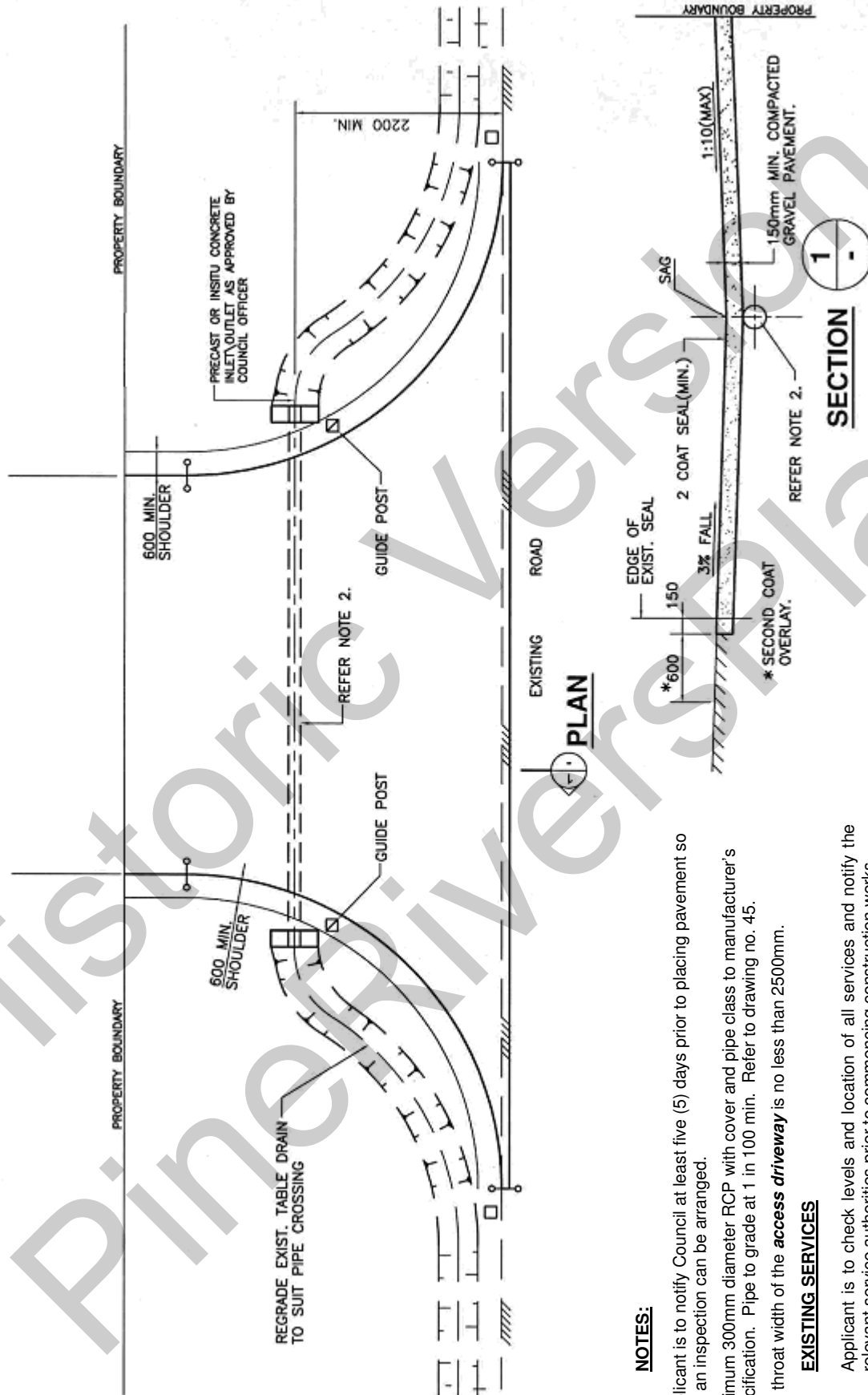
ROAD NAME	RELEVANT SECTION OF ROAD				ADDITIONAL RESERVE WIDTH (m)
	FROM - Road	TO - Road	SPECIFIC SECTION		
			SIDE	SECTION	
				accordance with <i>Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works</i>	
North South Urban Arterial	Dohles Rocks	Elizabeth	Western	Lot418 S31135 Road Reserve Requirement in accordance with <i>Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works</i>	50
North South Urban Arterial	Elizabeth	Brays	Both	Lot553 SL2994, Lot3 RP906749, Lot1 RP185717& Lot1 RP145417 frontage only in accordance with <i>Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works</i>	50
North South Urban Arterial	Brays	Freshwater Ck		Lots1&2 RP199390 & Lot7 RP810954 Road Reserve Requirement in accordance with <i>Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works</i>	100
North South Urban Arterial	Freshwater Ck	Barry		Lot2&3 RP165586 & Lot990 S312890 Road Reserve Requirement in accordance with <i>Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works</i>	100
North South Urban Arterial	Barry	Kinsella Rd East		Lot947&989 S312890 frontage only in accordance with <i>Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works</i>	120
North South Urban Arterial	Kinsellas Rd East	Anzac Ave	Both	Lot1 RP58837, Lot946 S312890, Lot507 RP210072, Lot13&14 RP210072, Lot18 RP891816& Lot2 RP891817 frontage only in accordance with <i>Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works</i>	100
OGG Rd	Goodfellows	Brays	Western	Lot3 SP132210, Lot5 SP132209 & Lot6 SP132208 frontage only	5
OLD GYMPIE Rd	Anzac	Viney	Both	Entire length excluding Kallangur State School, including Lot1 RP66323 Intersection upgrade	5
OLD GYMPIE Rd	Viney	Ann	Eastern	Lot1 RP95076 Intersection upgrade only	5
OLD GYMPIE Rd	Ann	Brickworks	Both	Entire length excluding Lot1 RP136193 & Lot3 to Lot9 RP136193	5
OLD GYMPIE Rd	Nellies	Whitehorse	Eastern	Entire length from Nellies to Lot285 RP884363 plus Lot1 RP100422 frontage	2
OLD GYMPIE Rd	Nellies	Whitehorse	Western	Lot6&7 RP82116, Lot1 RP102062 & Lots1,2,3&4 RP95755 frontage only	2
OLD GYMPIE Rd	Whitehorse	Boundary	Both	Entire length excluding Lot 2 RP863370	2
OLD NORTH Rd	South Pine	Kremzow		Lot4&5 RP94619 & Lot1 RP97796 Road Reserve Requirement in accordance with <i>Planning Scheme</i>	70

ROAD NAME	RELEVANT SECTION OF ROAD				ADDITIONAL RESERVE WIDTH (m)
	FROM - Road	TO - Road	SPECIFIC SECTION		
			SIDE	SECTION	
				Policy PSP38 Planning Layouts for Road Upgrade Works	
OLD NORTH Rd	Kremzow	Stanley	Western	Lot1&2 RP810271& Lot256 RP810272 frontage only in accordance with Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works	120
OLD NORTH Rd	Stanley	Nanbaree	Western	Lot2 RP810271 & Lot2 RP810973 frontage only in accordance with Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works	120
OLD NORTH Rd	Nanbaree	Brisbane	Western	Entire length in accordance with Planning Scheme Policy PSP38 Planning Layouts for Road Upgrade Works	50
QUEENS Rd	Miller	South Pine	Northern	Entire length excluding Lot5 RP881938 & Lot4 SP112764	5
SAMSONVALE Rd	Railway	Symphony	North	Lot 31 RP128933 to Lot3 RP111767 frontage only	3
SAMSONVALE Rd	Symphony	Buckingham	North	Lot 1 RP105238 (14m for curve widening)	14
SAMSONVALE Rd	Buckingham	Sparkes	North	Lot 243 CP900029 & Lot 242 CP909930 (3m for curve widening)	3
SAMSONVALE Rd	Sparkes	Lavarack	Southern	Lot 1 RP211435 - intersection upgrade	5
SAMSONVALE Rd	Lavarack	Dean	Southern	Lot 4 RP70245 frontage only	7
SAMSONVALE Rd	Dean	Youngs Xing	Northern	Lot 1&2 RP188164, Lot2 RP182749 & Lot2 RP209868 frontage only	3
SAMSONVALE Rd	Youngs Xing	Gum	Northern	Lot 10&11 RP90276 frontage only	3
SAMSONVALE Rd	Gum	Ira Buckby	Southern	Lot 3 RP86900 to Lot1 RP179559 (ex Lot1 SP158075) frontage only	6
SOUTH PINE Rd	Lily	Queens	Western	Lots 1&2 RP111128 & Lots374&375 RP111128 frontage only	3
SOUTH PINE Rd	Queens	Buckland	North	Entire length excluding Lot 5 RP881938, Lot12 RP151942 & Lot3 SP128054	10
SOUTH PINE Rd	Buckland	Camelia	North	Lots 62, 63 & 64 SL11116 frontage only	5
SOUTH PINE Rd	Camelia	Pimelea	Southern	Lots 172 & 173 RP125145 frontage only	2.5
SOUTH PINE Rd	Henderson	Dawson	Northern	Lot 10 RP171864 & Lots9&11 RP90455 frontage only	5
SOUTH PINE Rd	Dawson	Plucks	Southern	Lot 32&33 RP89360 frontage only	2.5
THOMPSON Rd	Rail Underpass	Alma	Eastern	Lot 1 RP814313 frontage only	6
TORRENS Rd	Beeville	Narangba	Both	Entire length	5

ROAD NAME	RELEVANT SECTION OF ROAD				ADDITIONAL RESERVE WIDTH (m)
	FROM - Road	TO - Road	SPECIFIC SECTION		
			SIDE	SECTION	
YOUNGS CROSSING Rd	Samsonvale	Devon	Eastern	Lot 2 RP209868 frontage only	2.5
YOUNGS CROSSING Rd	Devon	Todds Gully	Eastern	Entire length	2.5
YOUNGS CROSSING Rd	Todds Gully	Francis	Western	Lot 30 RP87305 Intersection upgrade	2
YOUNGS CROSSING Rd	McIlwraith	Protheroe	Eastern	Lot 61&62 SL11119 Road Reserve Requirement	8
YOUNGS CROSSING Rd	Protheroe	Dayboro	Eastern	Lot 1 RP88755	44

Schedule C to the Detached House Code - Access Driveway Siting Criteria

TABLE 6.1.15H	
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.	



NOTES:

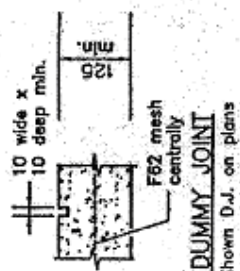
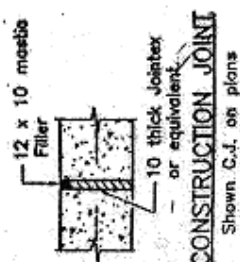
- (1) Applicant is to notify Council at least five (5) days prior to placing pavement so that an inspection can be arranged.
- (2) Minimum 300mm diameter RCP with cover and pipe class to manufacturer's specification. Pipe to grade at 1 in 100 min. Refer to drawing no. 45.
- (3) The throat width of the **access driveway** is no less than 2500mm.

EXISTING SERVICES

Applicant is to check levels and location of all services and notify the relevant service authorities prior to commencing construction works.

Drawing No. 7A.

Bitumen Sealed Access Driveway



CONSTRUCTION JOINT

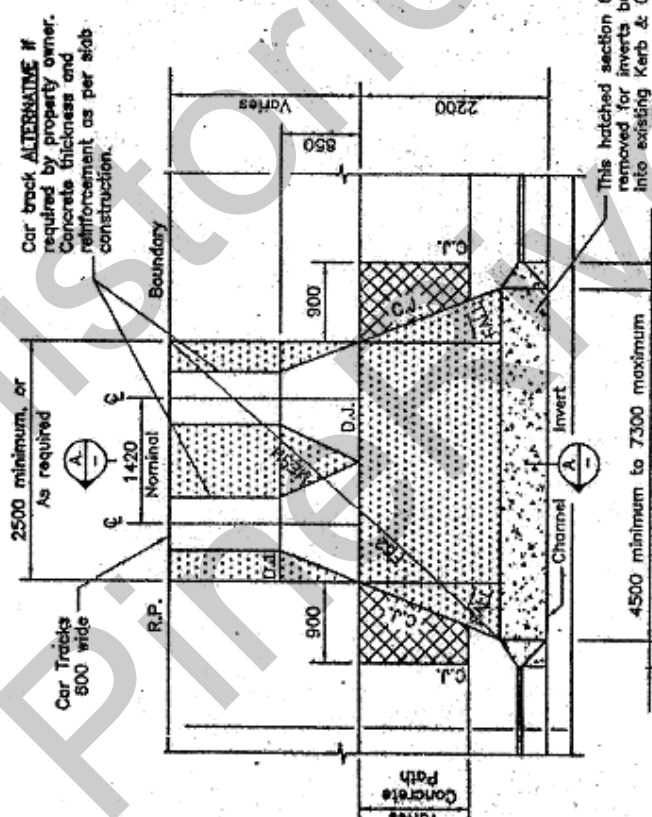
DUMMY JOINT

Shown C.J. on plans

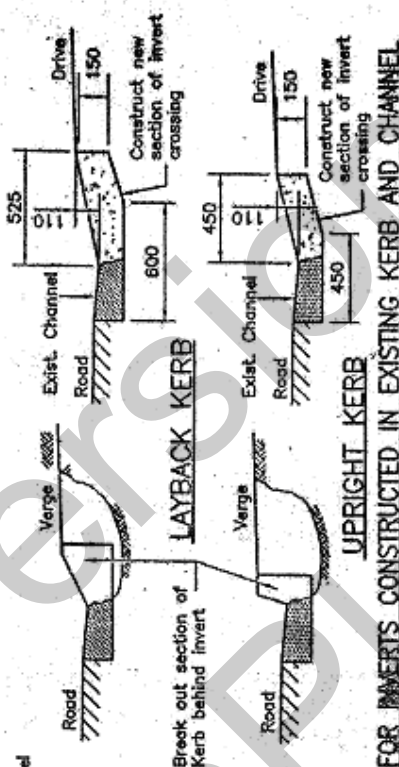
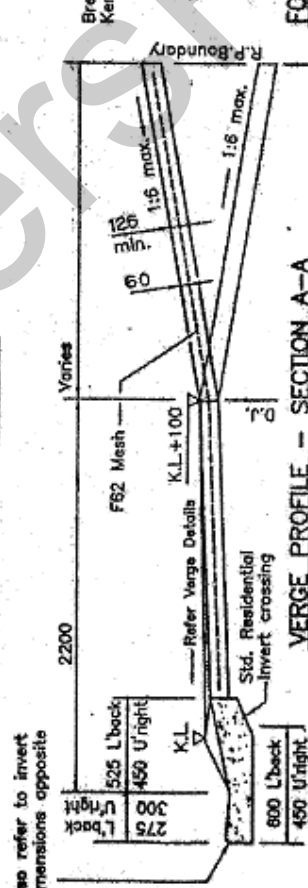
Shown D.J. on plans

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.



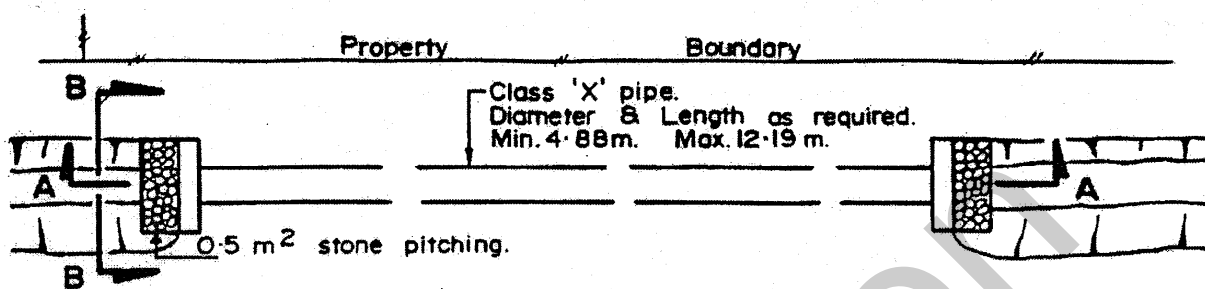
RESIDENTIAL CROSSING - PLAN



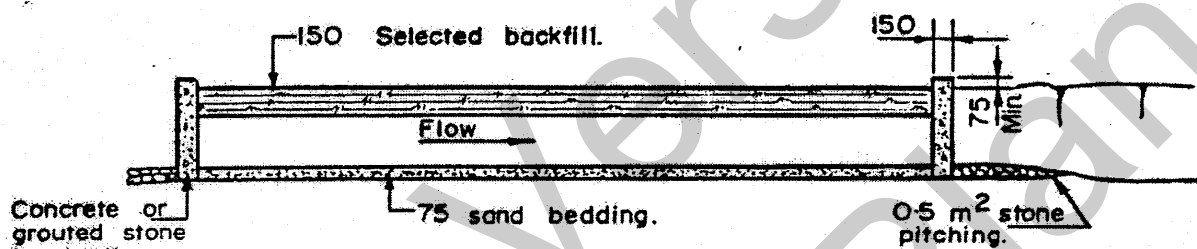
FOR INVERTS CONSTRUCTED IN EXISTING KERB AND CHANNEL

Drawing No. 43.

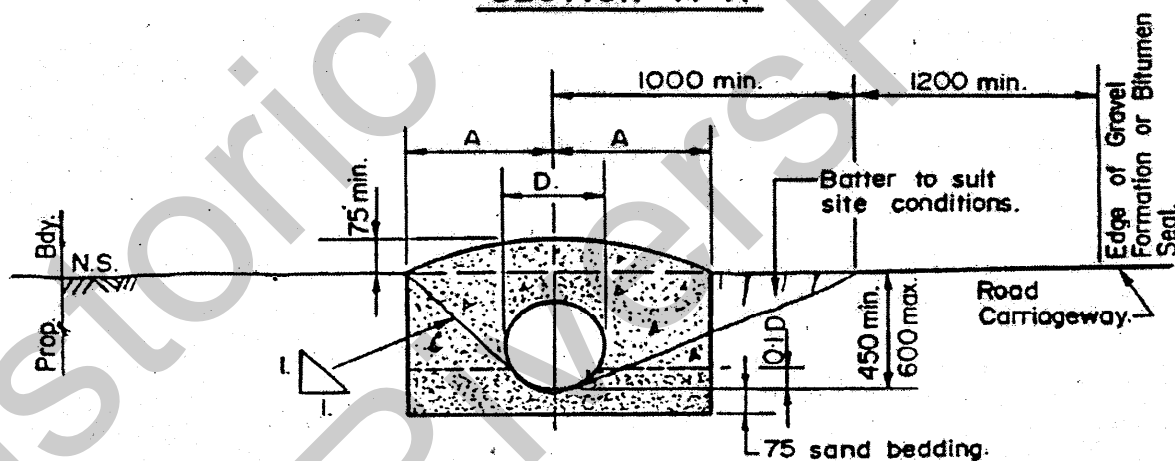
Residential Access and Invert Crossings



PLAN



SECTION A-A



SECTION B-B

NOTES

1. All dimensions are in millimetres unless otherwise noted.
2. Class 'Y' & 'Z' pipes may be ordered where incidence of heavy traffic is high.

D	A
300	475
375	600
450	725

Drawing No. 45.

Standard Pipe Crossings



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Historic Version
PineRiversPlan