

4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

4.1 Code for the Development of Detached Houses and Display Homes¹

PURPOSE^{2 3}

The purpose of this code is to facilitate and encourage the development of a range of Detached house and Display home types and densities at suitable locations across the Shire, in ways that integrate new premises with:

- the natural landscape;
- the character and amenity of surrounding premises,
- movement networks; and
- utility and community infrastructure,

and which ensures such development does not adversely impact on environmentally sensitive areas within the Shire.

¹ This code regulates material changes of use and building work for the purpose of a Detached house or Display home, as provided for in the development assessment tables in Volume 1 of this planning scheme. It contains provisions that relate not only to the main residential building, but also to associated outbuildings, other structures and operational works associated with a Detached house or Display home.

² In addition to approvals under this planning scheme, approvals under State legislation may be required for detached houses. For example, additional approvals are required under State legislation if developing:

- in a coastal “control district” declared under the provisions of the Coastal Protection and Management Act, or
- a Coastal Management Control District declared under the provisions of the Beach Protection Act 1968, or
- Heritage buildings under the Queensland Heritage Act.
- Associated plumbing which requires an approval under the Plumbing and Drainage Act 2002, the On-site Sewerage Code and Australian/New Zealand Standard 1547: 2000 (on-site domestic wastewater management).

In such instances advice should be sought from the relevant State Government department.

³ In addition to approvals under this Planning Scheme, approvals under the Queensland Water Act 2000 may be required for detached houses and display homes requiring connection to or construction over or near (including excavation and filling) and existing Council utility.

(1) Element: Height and Siting of Buildings and Structures

PURPOSE

(1) That the height, siting and design of Detached houses and Display homes achieves an acceptable level of privacy, daylight, casual surveillance and amenity for residents of the premises and of adjoining premises, while protecting the integrity of existing and required utilities.

(2) That the height, siting and design of Detached houses and Display homes in Rural Residential and Rural Precincts achieves an acceptable level of amenity for residents and maintains a visual character where buildings are set within and subservient to an open or forested landscape.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Buildings and structures maintain the amenity of adjacent land and dwellings having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale as seen from neighbouring premises. 	<p>A1.1 Buildings and structures are not higher than 2 storeys.</p> <p>A1.2 Other than in the Blackall Range Planning Area⁴, buildings and structures are not higher than:</p> <ul style="list-style-type: none"> (a) 10.0 metres on land with a slope of 15% or more, as identified in the Steep and Unstable Land Special Management Area (Regulatory Map 1.3); or (b) 8.5 metres otherwise.
<p>P2 Buildings and structures are sited to contribute positively to the streetscape, maximise community safety, and maintain the amenity of adjacent land and dwellings by having regard to the following:</p> <ul style="list-style-type: none"> (a) views and vistas; (b) building character and appearance; (c) casual surveillance; and (d) an adequate area suitable for landscaping being provided for at the front of a lot. 	<p>Building setbacks (not including garages and carports) on all lots other than corner lots:</p> <p>A2.1 In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community precincts the minimum street setback for Detached houses or Display homes is:</p> <ul style="list-style-type: none"> (a) 6 metres, or (b) where the difference between the setbacks of the adjacent buildings (excluding carports) is: <ul style="list-style-type: none"> (i) not more than 2 metres - a distance between the two buildings (but not less than 4.5 metres from the front boundary) refer Figure 4-4.1(a), or <div data-bbox="703 1467 1098 1944" data-label="Diagram"> <p>if B - A < 2 metres then min. C = any distance between A or B but not < than 4.5m</p> </div>

Figure 4-4.1(a)

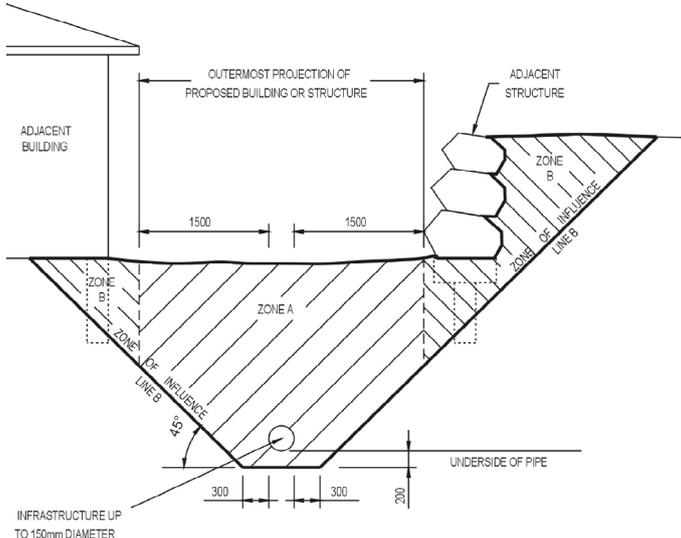
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⁴ Height limits in the Blackall Range Planning Area are set out in Element 15 of this code.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 Continued</p>	<p>OR</p> <p>Garage setbacks:</p> <p>A2.3 In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community Precincts:</p> <p>(a) the minimum street setback for garages (including corner lots) is 6 metres; and</p> <p>(b) garages doors facing the street (ie:- within 0 to 45 degrees of parallel to the street) have a maximum aggregate width of:</p> <ul style="list-style-type: none"> • 6m, or • 50% of the allotment frontage width, <p>(which ever is the lesser).</p> <p>OR</p> <p>Carport setbacks:</p> <p>A2.4 In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community precincts the minimum street setback for carports (including corner lots) is 4.5 metres.</p>
<p>P3 Buildings are sited to maintain the amenity of adjacent land and dwellings having regard to:</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking;</p> <p>(c) views and vistas;</p> <p>(d) building character and appearance;</p> <p>(e) building massing and scale as seen from neighbouring premises;</p> <p>(f) the typically open or forested rural landscape in which buildings are a minor element;</p> <p>(g) maintaining an open visual landscape dominated by natural elements; rather than built structures; and</p> <p>(h) buffering from unsealed roads, heavily trafficked roads and existing or likely future heavy vehicle haul routes in order to avoid or minimise noise and dust nuisance.</p>	<p>A3.1 In Sustainable Rural Residential Precincts the minimum street setback for buildings (including garages and carports) is:</p> <p>(a) 10.0 metres (including corner lots); or</p> <p>(b) if an extension not exceeding 50m² and within, under or structurally part of an existing Detached house or Display home, the setback of the existing Detached house or Display home on the site.</p> <p>A3.2 Other than on land identified as having a slope of 15% or more on Regulatory Map 1.3 (Steep and Unstable Land Special Management Area)⁶ the minimum side and rear setback for buildings (including garages and carports) in Sustainable Rural Residential Precincts is:</p> <p>(a) 1.5 metres for that part of the building that is 4.5 metres in height or less; or</p> <p>(b) 2.0 metres for that part of the building that is higher than 4.5 metres but not more than 7.5 metres; or</p> <p>(c) 2.5 metres for that part of the building that is higher than 7.5 metres, plus 0.5 metres for every 3.0 metres or part exceeding 10.5 metres.</p> <p>A3.3 In Rural Precincts the minimum street setback for buildings (including garages and carports and including corner lots) is:</p> <p>(a) 20.0 metres (where not fronting a State Controlled Road); or</p> <p>(b) 40.0 metres (where fronting a State Controlled Road); or</p> <p>(c) if an extension not exceeding 50m² and within, under or structurally part of an existing Detached house or Display home, the setback of the existing Detached house or Display home on the site.</p>

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⁶ Set back requirements for steep land are set out in Element 8 of this code.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 Continued</p>	<p>A3.4 In Rural Precincts the minimum side and rear boundary setback (including garages and carports) is:</p> <ul style="list-style-type: none"> (a) On sites less than or equal to 2.0 hectares - 3.0 metres for all buildings; and (b) On sites greater than 2.0 hectares - 20.0 metres for residential buildings (i.e. buildings containing habitable rooms) and 10.0 metres for all other buildings. <p>A3.5 If over a height of 6 metres, minor encroachments (being roof overhangs, roof eaves and sunshades only) extend outside of the building envelope (established in A3.1-A3.4) to a maximum projection of 900mm, providing the encroachment is no closer to the boundary than 2 metres.</p>
<p>P4 Buildings are sited to maintain amenity for residents in areas of new development due to the operation of cane trains.</p>	<p>A4.1 For buildings containing habitable rooms the minimum setback from a cane train line is 40 metres and 100 metres from level crossings and sidings.</p>
<p>P5 Buildings and structures are sited to ensure that utility services are protected from physical damage and ongoing necessary access for relevant authority is maintained.</p>	<p>A5.1 Buildings and structures are erected to provide at least 1.5m⁷ horizontal clearance from the outermost projection of the structure to the nearest edge of any existing or proposed infrastructure (<i>Refer Figure 1</i>).</p>  <p style="text-align: right;">Figure 1</p>

⁷ Any setback less than this will also require an approval from Maroochy Water Services under the Queensland Water Act 2000. Refer also Planning Scheme Policy No. 5 - Operational Works.

(2) Element: Excavation and Filling (whether building works or operational works)⁸

PURPOSE

To provide for filling and excavation in a manner that does not impact adversely on the site the surrounding area, and the functioning and maintenance of existing or proposed utilities.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Excavation and filling must be carried out in a way that:</p> <ul style="list-style-type: none"> (a) does not cause environmental harm; (b) does not impact adversely on visual amenity or privacy; (c) is of a nature and scale such that natural landforms and drainage lines are maintained as much as possible; and (d) Protects utility services from physical damage and allows ongoing necessary access by relevant authority. 	<p>A1.1 Other than on land identified as having a slope of 15% or more on Regulatory Map 1.3 (2 of 2) (Steep Land)⁹, the extent of excavation (cut) and fill does not involve a total change of more than 1.0 metre relative to the ground level at any point.</p> <p>A1.2 No part of any cut and/or fill batter is within 1.5 metres of any property boundary except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any vegetation.</p> <p>A1.3 Retaining walls are:</p> <ul style="list-style-type: none"> (a) no greater than 1.0 metres high; (b) constructed a minimum 150 mm from lot boundaries; and (c) located wholly within the lot. <p>A1.4 All stored material is:</p> <ul style="list-style-type: none"> (a) contained wholly within the site; and (b) located in a single manageable area that does not exceed 50m²; and (c) located at least 10 metres from any property boundary. <p>A1.5 Cut and/or fill batters do not extend over lot boundaries.</p> <p>A1.6 No contaminated material is used as fill.</p> <p>A1.7 For excavation, no contaminated material is excavated or contaminant disturbed.</p> <p>A1.8 Waste materials are not used as fill, including but not limited to:</p> <ul style="list-style-type: none"> (a) commercial waste; (b) construction/demolition waste; (c) domestic waste; (d) garden/vegetation waste; (e) industrial waste <p>A1.9 The filling or excavation does not occur within 1.5 metres¹⁰ of any utility services.</p>

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⁸ The performance criteria/acceptable measures in this element are in addition to the earthworks provisions of the BCA.

⁹ Requirements for development on steep land are set out in Element 8 of this code.

¹⁰ Any setback less than this will also require an approval from Maroochy Water Services under the Queensland Water Act 2000. Refer also Planning Scheme Policy No.5 – Operational Works.

(3) Element: Dwelling Density

PURPOSE

To provide housing at a density consistent with the desired residential character and environmental values of the locality and to protect acceptable levels of privacy, daylight and amenity for residents of the premises and of adjoining premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The density of Detached houses or Display homes is consistent with the Planning Area and Precinct intent in which the site is located.</p>	<p>A1.1 Not more than one Detached house or Display home is erected on a lot.</p>

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(4) Element: Small Lot Housing (on lots less than 600m²)

PURPOSE

To provide for an increased choice of housing through high quality integrated smaller lot residential development which protect acceptable levels of privacy, daylight and amenity for residents of the premises and of adjoining premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Detached houses or display homes on lots less than 600m²:</p> <p>(a) are provided with clearly defined private open space of useable proportions to suit the recreation and outdoor needs of residents, as well as providing space for service functions, such a drying clothes, etc;</p> <p>(b) preserve or enhance the amenity of adjoining residential land;</p> <p>(c) minimise direct overlooking between buildings by building layout, location and design of windows and balconies or screening devices; and</p> <p>(d) minimise the impact of acoustic disturbance to adjoining neighbours</p> <p>(e) Boundary walls are limited in height and length to minimise the impact on neighbours.</p>	<p>A1.1 Maximum Site cover is 50%.</p> <p>A1.2 Private open space is provided with a minimum area of 100m² or 30% of the site area, whichever is the greater, no part of which has a minimum dimension of less than 3 metres. The total private open space may include decks, balconies, verandahs and covered ground level recreation.</p> <p>A1.3 Decks, balconies, verandahs, or covered ground level recreation areas such as patios comprise at least 15% of the total building footprint.</p> <p>A1.4 Where a Detached house or Display home is within 2 metres of an existing adjacent dwelling at Ground storey level, or within 9 metres at any level above Ground storey level, the windows of all Habitable rooms:</p> <p>(a) are not located directly adjacent to the windows or glazed openings of Habitable rooms in the adjacent house such that direct overlooking is possible; or</p> <p>(b) have sill heights of 1.7 metres above floor level; or</p> <p>(c) have fixed obscure glazing in any part of the window or glazed opening below 1.7 metres above floor level; or</p> <p>(d) are provided with fixed external screens constructed to present an opaque surface to the interior of the of the subject window to a minimum of 1.7 metres above floor level, but constructed to permit the transmission of daylight to the subject window; or</p> <p>(e) ground storey level window or glazed openings are screened by opaque fencing to a height of 1.8 metres above finished ground level.</p> <p>A1.5 Screening from floor level to a height of 1.7 metres above floor level is provided to balconies, terraces, decks or roof decks where a direct view is available into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling.</p> <p>A1.6 All screening devices:</p> <p>(a) are offset a minimum of 0.3 metres from the face of any window;</p> <p>(b) are permanently fixed and durable;</p> <p>(c) may be hinged or otherwise attached to facilitate emergency egress only; and</p> <p>(d) consist of</p> <p>(i) solid translucent panels; or</p> <p>(ii) perforated or slatted panels or fixed louvres that have a maximum of 25% openings with a maximum opening dimension of 50mm.</p> <p>A1.7 Mechanical service equipment associated with air conditioning, swimming pools, spa pools and the like are located no closer to</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p>the adjoining boundary than the minimum set back of the subject Detached house or Display home and are not located adjacent to private open spaces and windows and doorways of habitable rooms on adjacent properties.</p>
	<p>A1.8 Walls are deemed to be built to boundary if the external wall is located within 250mm from that boundary.</p> <p>A1.9. Walls built to boundaries have:</p> <p>(a) An average height of 3.0m or less;</p> <p>(b) A maximum height of 3.5m unless they:</p> <ul style="list-style-type: none"> • abut a higher existing or simultaneously constructed wall; • are in accordance with an approved building envelope plan; • abut a side or rear lane (in which case the maximum height is 5.5m). <p>(c) Where there are no existing boundary walls, the maximum total length of built to boundary walls is 15 metres with no single section being longer than 9 metres.</p>

(5) Element: Annexed Units¹

PURPOSE

To ensure annexed units are consistent with the character of the locality, and do not detract from the amenity of the neighbourhood.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Annexed units remain ancillary to detached houses or display homes, provide an acceptable level of amenity for their occupants, the occupants of the house on the same site and the occupants of adjoining houses.</p>	<p>A1.1 Annexed units are sited on lots equal to or above the areas of allotments outlined below:</p> <p>(a) Hillslope Residential Precincts – 1200m²; or</p> <p>(b) Neighbourhood Residential Precincts – 800m²; or</p> <p>(c) Mixed Housing Precincts – 700m²; or</p> <p>(d) All other precincts – 600m².</p> <p>A1.2 The annexed unit does not have separate title to that of the Detached house or Display home.</p>
<p>P2 An annexed unit is small scale and ancillary to the Detached house or Display home.</p>	<p>A2.1 Annexed units contain not more than:</p> <p>(a) One bedroom; and</p> <p>(b) A total gross floor area of 45m².</p> <p>A2.2 Total Site cover for the Detached house or Display home and annexed unit does not exceed 50%.</p>
<p>P3 The location of the annexed unit is consistent with the existing or preferred character of the Detached house or Display home.</p>	<p>A3.1 The annexed unit is located within, under or attached to the Detached house or Display home⁵.</p>

¹ The definitions contained in Volume 1 of this planning scheme provide that an annexed unit must be 45m² or less. Any secondary dwelling unit of a greater size may either constitute a dual occupancy (if attached) or a second house on a lot (if not attached) (refer section 3.3(1) of Volume 1).

(6) Element: Protection and Management of Waterways, Wetlands and Fish Habitat Areas

PURPOSE

To provide for the protection and enhancement of the ecological values and processes, environmental values (as defined in Volume 1 or declared under an environment protection policy or regulation pursuant to the *Environmental Protection Act 1994*) and functions of waterways, wetlands and fish habitat areas, by protecting and managing water quality, hydrological regimes, stream integrity and biodiversity.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 A buffer is maintained to protect and enhance the environmental values, ecosystem services and visual amenity of waterways, wetlands and fish habitat areas, having regard to:</p> <ul style="list-style-type: none"> • fauna habitats; • adjacent land use impacts; • stream integrity; • sustainable aquatic and wetland ecosystems; • recreational amenity; and • the amenity of adjoining residential land. 	<p>A1.1</p> <p>(a) A vegetated buffer is provided of the following width, as measured from the top of the defining bank (refer Figure 4-2.1.2(c) in the Code for Waterways and Wetlands):</p> <ul style="list-style-type: none"> (i) 25m for a waterway shown as stream order 3 or above; or (ii) 10m for a waterway shown as stream order 1 or 2; as shown on Figure 4-2.1.2(a) in the Code for Waterways and Wetlands. <p>OR</p> <p>(b) For waterways where a revetment wall exists, all buildings and structures higher than 1.0m are set back 4.5m from the property boundary adjoining the waterway.</p> <p>A1.2</p> <p>(a) A minimum vegetated buffer width of 25m is provided around the perimeter of any wetland shown on Figure 4-2.1.2(b) in the Code for Waterways and Wetlands.</p> <p>OR</p> <p>(b) For lots less than 2000m² all buildings and structures higher than 1.0m are set back 4.5m from the property boundary adjoining the wetland.</p> <p>A1.3 All existing native vegetation within the buffer established under A1.1(a) or A1.2(a) is retained and, is supplemented using locally indigenous plant species so that a locally representative community is provided.</p>

(7) Element: Special Requirements in relation to Acid Sulfate Soils Areas

PURPOSE

To minimise the risks to buildings and the natural environment that may result from inadequate identification and management of acid sulfate soils.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Development (including associated infrastructure and any ancillary buildings) must be sited and constructed:</p> <ul style="list-style-type: none"> (a) to avoid the exposure or creation of acid sulfate soils; (b) to minimise impacts of acid sulfate soils on the structural integrity of the Detached house or Display home; and (c) to minimise impacts of acid sulfate soils on Environmentally sensitive areas on or adjacent to the premises. 	<p>A1.1 Development on a site below the 20 metre AHD contour identified on Regulatory Map 1.4 does not involve any excavation or filling below 5mAHD that encounters the water table (i.e. requires dewatering).</p> <p>A1.2 Development on a site at or below the 5mAHD contour identified on Regulatory Map 1.4 does not involve any filling of land with 500m³ or more of material at an average depth of 0.5 metres or greater.</p> <p>A1.3 Where development is on a site below the 20 metre AHD contour identified on Regulatory Map 1.4), any underground infrastructure at or below 5m AHD (eg footings, plumbing and drainage) is constructed using materials which are resistant to the by-products of acid sulfate soils (e.g. PVC or plastic coated drainage pipes, or acid resistant concrete).</p>

(8) Element: Special Requirements in relation to Steep or Unstable Land

PURPOSE

To ensure that building design and site layout on steep or unstable land

- is visually integrated into the character of the area and minimises adverse environmental impacts, without compromising amenity of the site and surrounding area,
- is designed and sited to minimise adverse environmental impacts, and
- maintains the safety of people and property from the risk of landslide.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Development is designed, sited and erected to respect and be visually integrated into the streetscape and the natural surroundings by ensuring:</p> <ul style="list-style-type: none"> (a) an external appearance of natural hues and tones; (b) minimisation of reflective surfaces; (c) adequate screening of the underneath of buildings; (d) maintenance, where possible, of natural landforms, drainage lines and vegetation; (e) building and structures are not visually intrusive, particularly from ridge lines, public open spaces, major tourist roads and other critical vantage points, outside of the site. 	<p>A1.1 On land identified as having a slope of 15% or more on Regulatory Map 1.3 (2 of 2) (Steep Land) or as determined by a slope analysis prepared by a surveyor, buildings (including carparking structures):</p> <ul style="list-style-type: none"> (a) have a maximum undercroft height at the perimeter of the building of 3 metres above Ground level; or (b) incorporate undercroft skirting or screening (eg. timber battens) to the full height of any undercroft area higher than 3 metres above Ground level at the perimeter of the building. <p>A1.2 On land identified as having a slope of 15% or more on Regulatory Map 1.3 (2 of 2) (Steep Land), the extent of cut and/or fill associated with a Detached house or Display home is:</p> <ul style="list-style-type: none"> (a) no greater than 50% of the site area, and (b) no greater than an area of 500m², and (c) no greater than 50m³ (other than the placement of topsoil); and (d) does not involve a total change of more than 1.5m relative to the Ground level at any point.
<p>P2 Buildings and other structures are designed and sited to minimise adverse impacts on amenity of neighbouring sites having regard to:</p> <ul style="list-style-type: none"> (a) natural light and ventilation, (b) views and outlook, and (c) privacy. 	<p>A2.1 Buildings on land identified as having a slope of 15% or more on Regulatory Map 1.3 (2 of 2) (Steep Land), or as determined by a slope analysis prepared by a surveyor, are setback:</p> <ul style="list-style-type: none"> (a) 1.5 metres from the side or rear boundary of the site for a height of 4.5 metres; and (b) then setback an additional 0.5 metres up to a height of 6.0 metres; and (c) then with planes projected at 45 degrees from a height of 6.0 metres at a point 2.0 metres in from the side or rear boundary of the site (see Figure 4-4.1(g)). <p>A2.2 If over a height of 6 metres, minor encroachments (being roof overhangs, roof eaves and sunshades only) extend outside of the building envelope (established in A2.1) to a maximum projection of 900mm, providing the encroachment is no closer to the boundary than 2 metres.</p>

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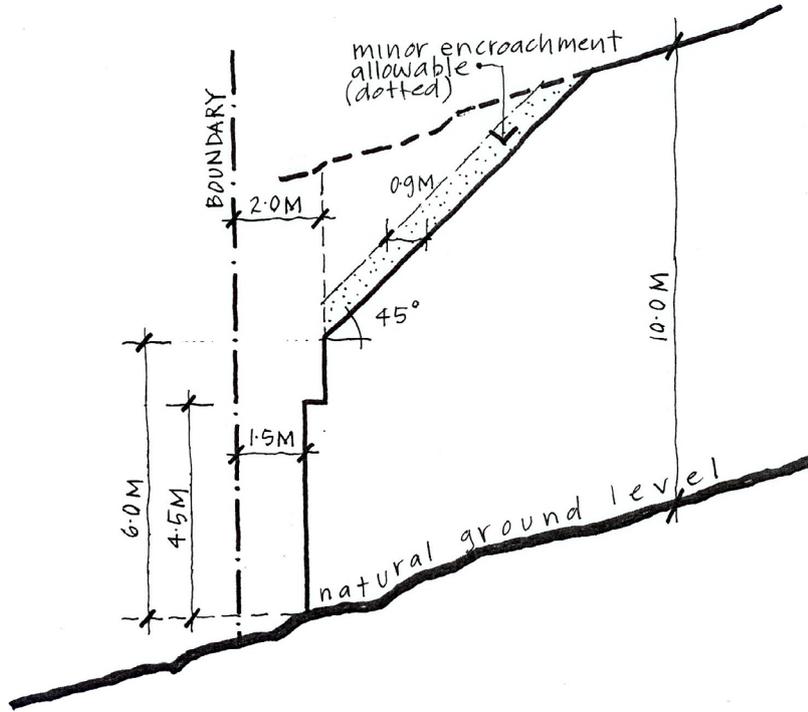
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<p>P3 Development does not increase the risk of harm to people or property as a result of landslide.</p>	<p>A3.1 Where on a site identified on Regulatory Map 1.3 (1 of 2) Landslip Hazard or (2 of 2) Steep Land, as having:</p> <ul style="list-style-type: none">(a) a moderate, high or very high landslip hazard, or(b) a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or(c) a low or very low landslip hazard in other areas and having a slope of 20% or more;<ul style="list-style-type: none">(i) the Detached house does not:<ul style="list-style-type: none">(1) involve new building work which exceeds 20m² gross floor area that involves additional footings or structural slab; or(2) involve vegetation clearing¹; or(3) alter ground levels to an extent that involves the excavation or filling of more than 50m³ of material (other than the placement of topsoil not exceeding 100mm in depth); or(4) create cuttings or fillings with a vertical depth greater than 1.5 metres relative to ground level; or(5) re-direct or impede water flows in existing water courses, ground water or surface stormwater drains (whether natural or man-made); or(6) require the construction of new stormwater drainage to service new impermeable surface areas (including roofed areas) exceeding 50m²; or(7) involve the construction of an on-site sewerage facility.(ii) An appropriately qualified professional² carries out sufficient investigation work and certifies that the stability of the site will be maintained during the course of, and following the development, and that the site is not subject to risk of landslide activity originating from other land. This is in accordance with Planning Scheme Policy No. 4 – Preparation of Geotechnical Reports.
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¹ Vegetation clearing for the purposes of this code and the relevant special management area is defined in Volume 1 of this Planning Scheme.

² An appropriately qualified professional is defined in Section 1.4 of Planning Scheme Policy No. 4 – Preparation of Geotechnical Reports.

FIGURE 4-4.1(g) - Side and Rear Boundary Building Setback



(9) Element: Flooding

PURPOSE

To ensure acceptable levels of flood immunity for people and buildings.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Floor levels of Detached houses and Display homes are provided at a height above flood levels at which the safety of people on the site is maintained and potential damage to property on the site is minimised.</p>	<p>A1.1 In any Flood Prone or Drainage Constraint Area as shown on Regulatory Map No 1.5, the floor levels of all buildings¹⁵ are:</p> <p>(a) the greater of:</p> <ul style="list-style-type: none"> (i) 2.5m AHD (to provide protection from storm surge events); or (ii) 400mm above the 100 year ARI flood level; or (iii) 600mm above the highest recorded flood level; <p>OR</p> <p>(b) where an extension to an existing building, not less than the floor level of existing Habitable rooms.</p> <p>A1.2 Net filling in any Flood Prone or Drainage Constraint Area as shown on Regulatory Map No 1.5 does not exceed 50m³.</p>

(10) Element: Removal Houses

PURPOSE

The purpose of this element is to ensure that removal houses are appropriate to, and consistent with, the character and amenity of the street and locality to which they are removed.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The removal house must be re-erected and finished to an acceptably high standard.</p>	<p>A1 The removal house is re-erected and finished to at least a standard that matches the standards of maintenance and appearance of surrounding houses in the street(s), estate or locality.</p>
<p>P2 The removal house must be sited and re-erected in such a way that the house is integrated with the existing streetscape, or contributes to the desired future streetscape, taking into account:</p> <ul style="list-style-type: none"> (a) the siting of other houses in the street; (b) the topography of the locality; and (c) the type, amenity and visual character of the street and locality. 	<p>A2 Appropriate site-specific measures are used to integrate the removal house with its streetscape setting having regard to:</p> <ul style="list-style-type: none"> (a) road and other site boundary setbacks; (b) building orientation; (c) landform and slope; (d) layout of the main building, any outbuildings, fences, walls and other structures; (e) access arrangements; and (f) landscaping.

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¹⁵ For the purposes of A1.1 of Element 9, the term “building” does not include Class 10b structures as defined by the Building Code of Australia.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 Removal houses must:</p> <p>(a) be of a similar or lesser height to the predominant height of houses on surrounding sites; and</p> <p>(b) be of a similar or compatible architectural style and/or building form to the predominant style and/or form of surrounding houses; and</p> <p>(c) use materials, colours, building elements (eg. Verandahs, enclosed undercroft areas, awnings, hoods, windows, fences, etc) and decorative elements and detailing that are similar to, or compatible with, those predominantly used on surrounding houses, while also being appropriate to the removal house building.</p> <p>or otherwise the building must be visually screened so that it is not visually discordant when viewed against surrounding housing.</p>	<p>A3.1 The removal house is of the same or similar age to the predominant age of surrounding houses (e.g. see Figure 4-4.1(h)).</p> <p>A3.2 The removal house uses materials and colours for its external walls, and has elements and detailing (e.g. verandahs, enclosed undercroft areas, awnings, hoods, windows, fences, etc) that are similar to the materials, colours, elements, and detailing used in surrounding houses in the street(s), estate or locality, while still being appropriate to the removal house building (e.g. see Figure 4-4.1(i)).</p>

(11) Element: Private Tennis Courts

PURPOSE

To prevent lighting and noise associated with private tennis courts from causing nuisance to surrounding areas.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Development and use must not cause unreasonable disturbance to any person, activity or fauna because of light emissions.</p>	<p>A1.1 The vertical illumination resulting from direct, reflected or other incidental light emanating from the site must not exceed AS4282 - 1997 'Control of the Obtrusive effects of outdoor lighting', specifically Table 2.1 (Curfewed hours).</p>
<p>P2 Development and use must not generate environmental (noise) nuisance to any nearby existing or future residential uses.</p>	<p>A2.1 Tennis courts are located at least 60 metres from the façade of an existing or approved residential dwelling on an adjacent or nearby lot (as measured from the centre line of the court).</p>

3. CODES FOR RURAL DEVELOPMENT AND USE

(12) Element: Vehicle Parking and Access

To provide for sufficient, safe and convenient access to the Detached house or Display home and provide adequate on-site parking.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Access to the Detached house or Display home is designed and constructed:</p> <p>(a) to accommodate public utility services and drainage systems and creates a safe and attractive environment for pedestrians;</p> <p>(b) so that driveways are safe for drivers and pedestrians; and</p> <p>(c) so that driveway cross-overs are appropriately sealed so they do not cause a noise or dust nuisance to surrounding residents.</p>	<p>A1.1.1 Where in a Residential, Master Planned Community or Rural Precinct, and where kerb and channel exists at the frontage of the site, and where the site is located on a local street, access complies with Figure R-0050 for residential cross-overs.</p> <p>OR</p> <p>A1.1.2 Where in a Rural Precinct, and where kerb and channel does not exist at the frontage of the site, and where the site is located on a local street, access complies with Figure R-0056 for Rural crossovers.</p> <p>OR</p> <p>A1.1.3 Access is in accordance with AS2890.</p> <p>A1.2 The centre line of the cross-over (i.e. the portion of the driveway which is located on the road reserve) is perpendicular to the pavement edge.</p> <p>A1.3 Driveways are not constructed over easements in favour of Council except where permitted as part of an approved Plan of Development for the site.</p> <p>A1.4 Where a site has more than 1 road frontage, and one of those roads is classified a District Collector Street or higher in the road hierarchy, the driveway is provided to the lower-order road¹</p> <p>A1.5 The driveway crossover is appropriately sealed in accordance with the specifications set out on Figure R-0050 or R-0056.</p>
<p>P2 The location of the driveway must not be hazardous to persons or vehicles using the roadway.</p>	<p>A2.1 The driveway complies with Council's Standard drawings (R-0050 or R-0056 for driveways).</p>

¹ For road hierarchy classifications and designations refer to Planning Scheme Policy No. 6 – Transport Traffic and Parking.

4. CODES FOR RURAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 The visual impact of the driveway on the streetscape is minimized and an adequate area suitable for on-street car parking is provided at the front of the site.	A3.1 The driveway complies with Council's Standard drawings (R-0050 or R-0056 for driveways).
P4 Adequate car parking must be provided on-site (and on-street in the case of a Display home) to allow residents and visitors to conveniently and safely park.	A4.1 For Detached houses - two (2) car parking spaces (which may be provided in tandem) are provided on the site. A4.2 For Display homes - two (2) car parking spaces (which may be provided in tandem) are provided on-site, and two (2) on-street car parking spaces are available directly adjoining the premises.

(13) Element: Waste Management

PURPOSE

To ensure waste management maintains amenity of the Detached house or Display home and adjoining houses

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Detached houses or display homes must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use, minimise movement of containers for servicing and are of minimal impact to the amenity of users, occupiers and neighbours of the premises.	A1.1 A level area is provided on the site for the storage of waste and recyclable items in standard waste containers. A1.2 Where the waste storage area caters to more than one Detached house or Display home, the waste storage area is: <ul style="list-style-type: none"> (a) a constructed hardstand area; (b) screened by way of a screen fence or landscaping (where the area accommodates more than 2 standard wheelie bins or any other waste container); (c) has unobstructed access provided for removal of the containers to the roadside/service point for servicing; (d) is not located adjacent to the living areas of existing neighbouring properties; (e) is of sufficient area to fully contain the required number of waste containers; and (f) located on land that each property, the waste storage area caters for, has control via access rights or ownership.

2. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

(14) Element: Minimising Bushfire Hazard

PURPOSE

To ensure that development identified in high and medium bushfire hazard areas (as shown on Regulatory Map 1.7 – Bushfire Hazard Areas) addresses bushfire risk.

The Building Code of Australia (BCA) contains provisions applying to building in

bushfire prone areas. “Designated Bushfire Prone Areas” for the purposes of the Building Regulation 2006 (Section 12) and the BCA are identified in the Designated Bushfire Prone Areas for Building Work map (Figure 2.1.6).

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Development on land identified as High or Medium Bushfire Hazard Areas in Regulatory Map 1.7 is designed to mitigate any potential bushfire hazard and provide safe sites for dwellings.</p>	<p>A1.1 The building envelope of a dwelling is located in the lowest potential bushfire hazard area on the site.</p> <p>AND</p> <p>A1.2 Dwellings are located away from the most likely direction of a fire front, or on a flat site at the base of the slope.</p> <p>AND</p> <p>A1.3 The development complies with a Bushfire Management Plan prepared in accordance with Planning Scheme Policy No. 13 Preparation of a Bushfire Fire Management Plan.1</p>
<p>P2 The development proposed provides an adequate water supply for fire fighting purposes and the water supply provided for fire fighting purposes must be safely located and freely assessable for fire fighting purposes at all times. The water supply must be reliable, and have sufficient flow and pressure requirements for fire fighting purposes at all times.</p>	<p>A2.1 The development is proposed on a site with reliable reticulated water supply that has a minimum pressure and flow is of 10 litres a second at 200kPa;</p> <p>OR</p> <p>A2.2 Each dwelling unit or display home on the site has an on-site water supply volume of not less than 20,000 litres available for fire fighting purposes. The water supply can be either:</p> <ul style="list-style-type: none"> (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a swimming pool installed immediately upon construction of the home.² <p>AND</p> <p>A2.3 The water supply outlet is located away from any potential fire hazards, such as venting gas bottles.³</p> <p>AND</p> <p>A2.4 The water supply outlet pipe is 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting) and a hardstand area within 6 metres of the outlet for fire vehicles.</p> <p>AND</p> <p>A2.5 The water supply is located in close proximity to a hard standing area that can accommodate a parked rural fire brigade truck while not impeding the movement of other vehicles.</p> <p>AND</p>

1 Where a Bushfire Management Plan has already been approved for the development proposed on the site (e.g. as part of a higher order approval), design of the proposed development to achieve compliance with that plan shall be taken as achieving compliance with the Performance Criterion.

2. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p>A2.6 The pumps that pressurise water output from the tank must be able to be operated without reticulated power.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Advisory note The 40,000 litres required in Element 19, A1.1 can be inclusive of the water required in A2.2- A2.6 above providing that the 20,000 litre requirement is accessible for the purpose of fire fighting at all times and not used for other domestic purposes.</p> </div>
<p>P3 Residential developments must be designed to mitigate any potential bushfire hazard provide safe sites for dwellings.</p>	<p>A3.1 The proposal demonstrates building envelopes are designed to have a setback of:</p> <ul style="list-style-type: none"> • 1.5 times the height of the predominant tree canopy or 10m, whichever is greater; and • 10m away from any retained vegetation strips or small areas of vegetation.
<p>P4 The vehicular access must be designed to mitigate against bushfire hazard by ensuring adequate access for: (a) fire fighting and other emergency vehicles; and (b) the evacuation of residents and emergency, personnel, on the event of an emergency.</p>	<p>A4.1 The proposed driveway is capable of providing access for fire fighting and other emergency vehicles.</p>
<p>P5 The layout of accessways, buildings and structures is designed to minimise clearing of vegetation.⁴</p>	<p>A5.1 No clearing of remnant vegetation identified on Regulatory Map 1.1 Nature Conservation Management Areas Special Management Area is required.</p>

² It is recommended that due consideration should be given to the location of the water storage in relation to the most likely fire fronts on the site, as well as to the resistance of the water storage to the effects of radiant heat and direct flame.

³ A2.3 and A2.4 are not applicable to in-ground swimming pools that are used as a fire fighting water supply.

⁴ If the development site is located within a designated area of nature conservation value under the Nature Conservation Act 1992 or the planning scheme, the proposed development is generally inappropriate because of the need to clear vegetation for firebreaks. However, if the development proposal is a development commitment, the risk from the bushfire hazard must be mitigated in ways that minimise the adverse impacts on the nature conservation values. Refer to Council's Local Law 19, Element 6 of this Code and Planning Scheme Policy No. 12 – Biodiversity for further details on the preservation and management of remnant vegetation.

2. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

(15) Element: Special Requirements for Houses in the Blackall Range Planning Area

PURPOSE

To ensure development in the Blackall Range Planning Area:

- (a) protects the natural, rural and village atmosphere of the area;
- (b) maintains a desirable quality of life for local residents and an attractive environment for visitors; and
- (c) has a form and character consistent with the planning intentions of Council and the community consistent with that described in the Blackall Range Planning Area and Precincts contained within this Planning Scheme;

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The height, scale and bulk of buildings and other structures within the Blackall Range Planning Area are at a “human scale” consistent with a village and small-scale rural character and sited within the landscape in a way which responds sensitively to topography, existing vegetation and/or surrounding built forms.</p>	<p>A1.1 Buildings and other structures within the Blackall Range Planning Area are not more than 2 storeys and 8.5 metres in height.</p>
<p>P2 Buildings and other structures within the Blackall Range Planning Area have exterior surfaces with colours and textures that allow the structures to blend in with the natural landscape or otherwise harmonise or complement the colours and textures used on attractive neighbouring buildings, except where landscaping dominates the appearance of the premises from the street (see Figure 1).</p> <div style="text-align: center;">  </div> <p>Figure 1: Use of Street Trees and Site Frontage Landscaping Allows for Greater Variety of Building Types and Treatments</p>	<p>A2.1 Buildings and other structures within the Blackall Range Planning Area have exterior surfaces (including roofs) which use earth or forest colours and non-reflective materials.</p>

2. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

P3 Roof lines and forms must be consistent with those of surrounding buildings, including innovative yet compatible roofs.

A3.1 Are one of the following (refer Figure 2).

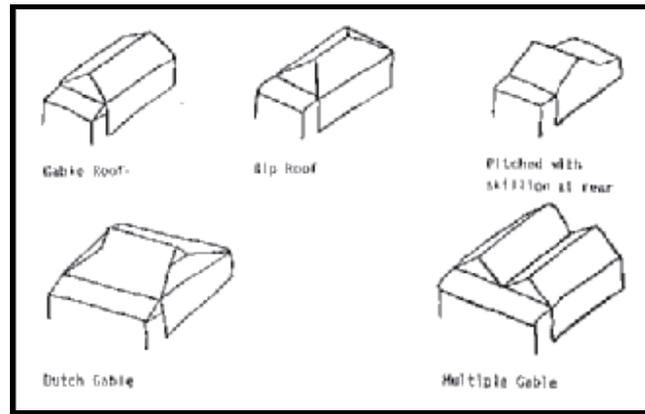


Figure 2: Example of Typical Queensland Vernacular Roof Designs (extracts from Design Guidelines for Rural Townships).

A3.2 Roof forms are not mansard or domed.

(16) Element: Special Requirements for Houses in the Water Resource Catchment Special Management Area

PURPOSE

Storage and lake water quality is maintained or improved in Water Resource Catchment Areas, particularly by protecting and enhancing the natural systems of the catchment areas.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 development within a Water resource Catchment area shown on regulatory map 1.6 does not involve significant changes to landform (by way of filling or excavating) and is effectively managed to avoid any significant adverse impacts on surface and groundwater hydrology (both upstream and downstream) or water quality.	<p>A1.1 On land within a Water Resource Catchment Area, the extent of cut and/or fill associated with a Detached house or Display home is no greater than 50m.</p> <p>A1.2 Building work, infrastructure and excavation or filling associated with a Detached house or Display home within a Water Resource Catchment Area (other than fences and water troughs) are located at least 100 metres from the top of the high bank of the waterway or 200 metres from the full supply level of the lake.</p>

(17) Element: Special Requirements for Houses in the Vicinity of the Airport

PURPOSE

Houses in the vicinity of the airport incorporate suitable measures to mitigate noise impacts.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Noise interference or nuisance as a result of proximity to the airport is minimised.</p>	<p>A1.1 Houses on sites located between the 20 and 25 ANEF or 20 and 25 ANEC shown on Regulatory Map 1.8 (5 of 7 and 6 of 7) incorporate all of the following noise attenuation measures:</p> <ul style="list-style-type: none"> (a) Ceilings – a minimum of 75mm thick acoustic rated insulation; and (b) External Walls – <ul style="list-style-type: none"> (i) Brick veneer and timber framed walls – a minimum 60mm thick acoustic rated insulation; <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> (ii) Single leaf solid masonry – a minimum 140mm thick and sheeted internally with 10mm plasterboard or 6mm fibre cement sheeting; and <ul style="list-style-type: none"> (c) Timber floors – a minimum of 60mm thick acoustic rated insulation where traditional timber floors are not fully enclosed by external walls; and (d) Glazed openings – a minimum of 6.38mm laminated glass to all glazed openings in external walls; and (e) External doors (other than glazed) – solid core doors to all external doors including any door between a garage under main roof and the dwelling; and (f) Seals – gaps in the walls, floors or around windows or door frames are sealed to prevent the ingress of noise. <p>A1.2 Houses on sites located within the 25 ANEF or 25 ANEC shown on Regulatory Map 1.8 (5 of 7 and 6 of 7) incorporate noise attenuation measures designed by a professional acoustics consultant to satisfy the design criteria of Australian Standard AS2021 – 2000: Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.</p>

DIAGRAM 4-4.1 (h) - Examples of Dominant Architectural Styles



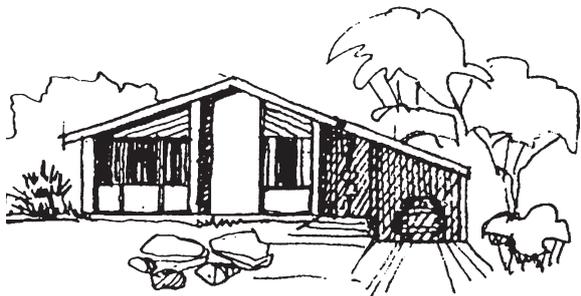
Pre 1940

This example is common of timber high set houses built between 1915 and 1940. Typical styles prior to this include Colonial, Victorian and Federation Styles.



1960 Onwards

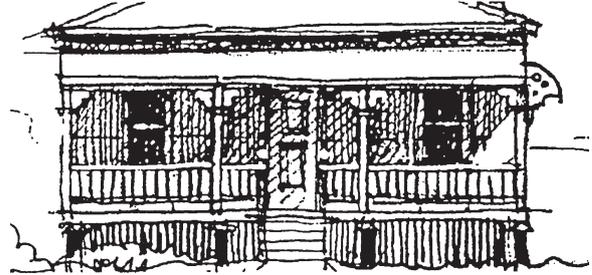
Houses in this time typically are low set slab on ground construction and brick veneer. Roofs are often low or of a moderate pitch. Verandahs are not prominent. Decorative detailing is minimal.



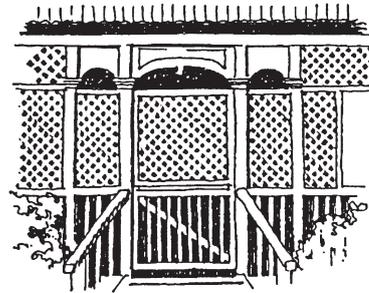
1940 - 1960

Houses during this time typically had weatherboard, chamferboard or fibro sheeting walls and low pitched roofs. They were often L-shaped with a terrace instead of a verandah out the front.

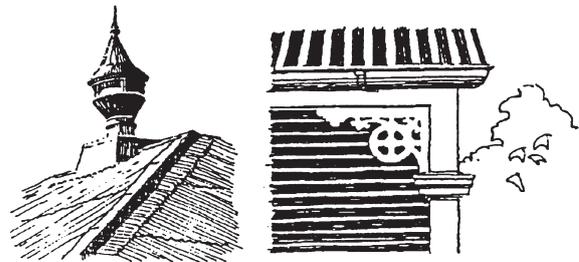
DIAGRAM 4-4.1 (i) - Examples of Elements and Detailing



Use of verandahs and hood over the window



Use of lattice work



Decorative brackets and ornamentation

4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

(18) Element: Prescribed Tidal Works^{1 2}

PURPOSE

To provide for the establishment of prescribed tidal works that are for maritime purposes only and that minimise the environmental and amenity impacts on waterways, foreshore and adjoining lands.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The construction and use of structures are:</p> <p>(a) for maritime purposes and activities only;</p> <p>(b) to provide direct access to a floating vessel; or</p> <p>(c) to assist in launching a vessel from the adjoining residential land.</p>	<p>A1.1 No structures with fixed floor levels (including decks, timber jetties, stairs to jetties and pontoons) are located within a prescribed tidal area.</p>
<p>P2 pontoons³ are sited and designed to:</p> <p>(a) avoid cluttering of waterways, foreshore areas and adjoining lands;</p> <p>(b) avoid conflicts with uses on the foreshore and adjoining lands; and</p> <p>(c) not adversely affect existing public access to any waterway or foreshore.</p>	<p>A2.1 The pontoon is located not less than 3 metres from the prolongation of either side boundary.</p> <p>AND</p> <p>A2.2 A vessel berthed at the pontoon does not encroach within 1.5 metres of the prolongation of any side boundary.</p> <p>AND</p> <p>A2.3 The pontoon does not have a width greater than 3 metres to the water or have a length across the property boundary greater than 5 metres.</p> <p>AND</p> <p>A2.4 The maximum width of gangway or walkway is 1.2 metres.</p>
<p>P3 Materials and colours of structures are selected to minimise the visual impact on the waterways.</p>	<p>A3.1 Aluminium stainless steel/galvanised steel railings and neutral colours for pontoons are utilised.</p>
<p>P4 Prescribed tidal works are designed to avoid unacceptable risks to personal and public safety.</p>	<p>A4.1 All prescribed tidal works are certified by a Registered Structural Engineer.</p> <p>AND</p> <p>A4.2 All structures are designed to accommodate loading when pontoon is not floating (ie at low tide).</p> <p>AND</p> <p>A4.3 Gangways and walkways have a rigid handrail fitted on both sides.</p>

¹ This element outlines additional requirements to the IDAS Code for Development Applications for Prescribed Tidal Work (Schedule 4A of the Coastal Protection and Management Regulation 2003).

² Prescribed tidal work is defined in Schedule 4A of the Coastal Protection and Management Regulation 2003 and the affected waterways are mapped in the South-East Queensland Regional Coastal Management Plan (August 2006).

³ Pontoons are defined in the Coastal Protection and Management Regulation 2003.

2. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P5 Boat ramps are:</p> <p>(a) designed and constructed to minimise impact on tidal waters, foreshore and adjoining land</p> <p>(b) designed to avoid unacceptable risks to personal and public safety.</p>	<p>A5.1 The levels of the boat ramp surface at the revetment wall are not more than 150mm above the top of the wall and not more than 100mm above the existing beach.</p> <p>AND</p> <p>A5.2 The boat ramp does not extend into a canal for more than 9 metres from the revetment wall.</p> <p>AND</p> <p>A5.3 The boat ramp is constructed at a uniform grade and is no steeper than 1 in 5 (20%).</p> <p>AND</p> <p>A5.4 All sides of the boat ramp are no more than 100mm above the surface of the land on which it is located.</p>

(19) Element: Rural Water Storage Requirements

PURPOSE

Houses and display homes in the rural precincts that are not connected to a reticulated water supply incorporate sufficient on-site water supplies to support the use of the house or display home.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 On-site water storage is provided, designed and operated to support the efficient use of water and is adequate for occupants every day use.</p>	<p>A1.1 If not in a water service area each Detached house is to be serviced with a rainwater tank of the following minimum storage capacity:-</p> <p>(a) For Detached houses with no more than 5 bedrooms – 40,000 litres; or</p> <p>(b) For Detached houses of more than 5 bedrooms or where including a 2nd dwelling unit on the same premises – 60,000 litres.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Advisory note</p> <p>The 20,000 litres required in Element 14, A2.2 – A2.5 can be included within the water required in A1.1 above providing it is accessible for the purpose of fire fighting at all times and not used for other domestic purposes.</p> </div>