



## Part 7 Codes

### Division 2 Specific Development Codes

#### Chapter 13 Detached Dwellings

##### 1.0 Purpose

This code seeks to provide for the development of Detached Dwellings as self-contained dwelling units, each occupying a single building, comfortably located within their own separate allotment distinct or curtilage area. It also seeks to ensure that the residential amenity and streetscape character of traditional residential areas are maintained.

This code also seeks to promote development that is more sustainable. This is to be facilitated through the design and provision of water and sewerage infrastructure to and within allotments that:

- reduces consumption of potable water by implementing measures that enable the sustainable use of recyclable water for non-potable uses;
- is cost effective over its life cycle; and
- minimises the potential for stormwater and ground water to enter the City's wastewater system.

##### 2.0 Application

2.1 This code applies to development for the purposes of Detached Dwellings indicated as self assessable, code assessable or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) in which the Detached Dwelling is proposed, except that this code does not apply to developments of Detached Dwellings on a single lot where the overall density exceeds RD1. (For provisions relevant to Medium Density Detached Dwellings see the Attached Dwellings and Medium Density Detached Dwellings Specific Development Code).

2.2 Performance Criteria PC1-PC7 apply to all development subject to this code.

##### 3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
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#### Development that is Self Assessable, Code Assessable or Impact Assessable

##### Site Area

PC1  
The site must have sufficient area to accommodate the building and its associated access, parking, landscaping and required setbacks.

AS1  
The minimum site area for the Detached Dwelling is no less than 400m<sup>2</sup> clear of any access strip or access easement.

##### Services



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
<p>PC2 The Detached Dwelling must be provided with an acceptable standard of water supply, waste water disposal and electricity supply, relative to its location.</p>	<p>AS2.1.1 The Detached Dwelling is connected to reticulated water supply, sewerage and electricity in all locations, except the Rural, Park Living, Village and Conservation Domains and their equivalent LAP precincts. OR AS2.1.2 The Detached Dwelling located in the Park Living Domain and its equivalent LAP is connected to reticulated water supply and to electricity. OR AS2.1.3 The Detached Dwelling located in the Rural, Village and Conservation Domains and their equivalent LAPs is connected to electricity supply.</p>		
<p><b>Covered Car Parking Space/Carport</b></p>			
<p>PC3 The covered car parking space/carport must be located and designed to: a) aesthetically complement the main dwelling; b) not dominate the street frontage; c) have minimal adverse effect on the amenity, likely amenity and character of the neighbourhood.</p>	<p>AS3.1.1 The covered car parking space/carport is set back in accordance with the frontage setback requirements specified in the relevant domain or LAP. OR AS3.1.2 The covered car parking space/carport is located within the frontage setback, is underground, and the structure extends no more than one metre above natural ground level. OR AS3.1.3 The covered car parking space/carport is not located within the frontage setback, does not exceed a height of 3.5 metres, does not extend for more than 9 metres along or parallel to any single boundary, and is not</p>		



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	closer than 1.5 metres to any window of a habitable room in an existing building on an adjoining lot.		
<b>Haulage Routes</b>			
<p>PC4 When located adjacent to a known haulage route, the development must ensure that noise mitigation measures are utilised to minimise noise impact generated by extractive industry haulage vehicles.</p>	<p>AS4.1 The development is not located within 60 metres of an Extractive Industry Haulage Route, as shown on <b>Planning Strategy Maps PS1 – Land Use Themes</b> and/or <b>PS7 – Road System</b> OR AS4.1.2 The development is located within 60 metres of an Extractive Industry Haulage Route, as shown on <b>Planning Strategy Maps PS1 – Land Use Themes</b> and/or <b>PS7 – Road System</b>, and is constructed in accordance with <b>Australian Standard 3671: Acoustics – Road Traffic Noise Intrusion, Building Siting and Construction</b>.</p>		
<b>Fire Hydrant Installations in Community Title Developments</b>			
<p>PC5 The installation of Fire Hydrants in Community Title or similar developments ensures that these are easy to locate and use in times of emergency, and are to a standard consistent with service needs.</p>	<p>AS5 Fire Hydrant installation for the development is provided consistent with the requirements of <b>Australian Standard AS 2419.1</b>.</p>		
<p>PC6 For premises identified on <b>Overlay Map OM25 – Future Water Innovations</b> as being within the Pimpama-Coomera Water Future Master Plan Area, a dual water reticulation system must be provided to enable future conveyance to the development of recycled water for non-potable uses in addition to the conveyance of potable water.</p>	<p>AS6.1 A dual water reticulation system is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>. AS6.2 The development is connected to Council's potable water and recycled water supply reticulation systems at any points nominated by Council.</p>		



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
<p>PC7 For premises identified on <b>Overlay Map OM25 – Future Water Innovations</b> as being within the Pimpama-Coomera Water Future Master Plan Area, sewerage infrastructure must be designed to minimise inflow and infiltration.</p>	<p>AS7 Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>		