

PART 9 ASSESSMENT CRITERIA FOR DEVELOPMENT FOR A STATED PURPOSE OR STATED TYPE

Division 1 – Preliminary

9.1 Codes for development for stated purpose or of a stated type and for general matters

The provisions in this part comprise the following codes:

a)	Animal Husbandry Code (Division 2);	9-3
b)	Aquaculture Code (Division 3);	9-7
c)	Bed and Breakfast Code (Division 4);	9-9
d)	Caravan Park Code (Division 5);	9-12
e)	Child Care Centre Code (Division 6);	9-17
f)	Dependent Persons' Accommodation Code (Division 7);	9-22
g)	Dwelling House and Sheds Code (Division 8);	9-24
h)	Environment and Infrastructure Code (Division 9);	9-39
i)	Extractive Industry Code (Division 10);	9-61
j)	Heavy Vehicle Parking Code (Division 11);	9-62
k)	Home Based Business and Home Occupation Code (Division 12);	9-65
l)	Industrial Code (Division 13);	9-71
m)	Local Community Facilities Code (Division 14);	9-75
n)	Motel Code (Division 15);	9-77
o)	Multiple Dwelling Units, Accommodation Units and Dual Occupancy Code (Division 16);	9-81
p)	Operational Works (Earthworks) Code (Division 17);	9-99
q)	Place of Worship Code (Division 18);	9-101
r)	Reconfiguration of a Lot Code (Division 19);	9-104
s)	Recreation Facilities Code (Division 20);	9-111
t)	Retail and Commercial Code (Division 21);	9-114
u)	Rural Industries Code (Division 22);	9-119

- v) Service Station Code (**Division 23**); 9-121
- w) Telecommunications Facilities Code (**Division 24**); and 9-124
- x) Tourist Accommodation Resorts Code (**Division 25**). 9-129

Division 2 Animal Husbandry Code

9.2 Animal Husbandry Code

- (1) The provisions of this division comprise the Animal Husbandry Code as follows:
 - a) Compliance with the Animal Husbandry Code (**Section 9.3**);
 - b) Overall outcomes for the Animal Husbandry Code (**Section 9.4**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Animal Husbandry Code (**Section 9.5**).

9.3 Compliance with the Animal Husbandry Code

- (1) For assessable development, compliance with the Animal Husbandry Code is achieved when development is consistent with the specific outcomes in **Table 9-1**.
- (2) For self assessable development, compliance with the Animal Husbandry Code is achieved when development is consistent with the acceptable solutions in **Table 9-1**.

9.4 Overall Outcomes for the Animal Husbandry Code

- (1) The overall outcome is the purpose of the Animal Husbandry Code.
- (2) The overall outcome sought for the Animal Husbandry Code is to ensure that sites used or developed for Animal Husbandry, Intensive Animal Husbandry, Kennels, Stables and Stockyards:
 - (a) minimise adverse effects on adjacent and nearby properties, having regard to site size, location, topography, environmental impacts, and surrounding land use; and
 - (b) are developed in accordance with best practice environmental standards.

9.5 Specific outcomes, acceptable solutions and probable solutions for the Animal Husbandry Code

- (1) The specific outcomes sought for the Animal Husbandry Code are included in Column 1 of **Table 9-1** and the acceptable solutions / probable solutions are in Column 2 of **Table 9-1**.

Definitions (applicable only to this code)

"Feedlot" means any premises used for the keeping of cattle where such animals are sustained on prepared or manufactured fodder except for drought or other emergency feeding. The term includes cattle feedlots within the meaning of the *Stock Act*.

"Ostrich/Emu Farm" means premises used for the keeping, breeding, de-pasturing, feeding and/or watering of ostriches and/or emus.

"Piggery" means any premises used for the keeping, pasturing, feeding or watering of pigs.

"Poultry Farm" means any premises used for the keeping of more than 6 poultry.

Table 9-1 Specific Outcomes and Acceptable and Probable Solutions for the Animal Husbandry Code

Site Suitability

Specific Outcomes		Acceptable / Probable Solutions	
Self-Assessable and Assessable Development			
P1	Sites for Animal Husbandry or Stable provide adequate site area to allow appropriate setbacks for buildings, pens, waste disposal areas and other activity areas from: (i) site boundaries; (ii) dwelling units; (iii) watercourses, wells or bores; (iv) significantly trafficked roads; and (v) sensitive areas.	S1	The site has an area of not less than: (i) 10ha for animal husbandry; (ii) 1ha for a stable comprising more than 2 horses; or (iii) 2,000m ² for a stable comprising a maximum of 2 horses; or (iv) 1 ha for a poultry farm comprising 20 birds or less.
Assessable Development			
P2	Sites for Intensive Animal Husbandry or Kennel provide setbacks of buildings, pens, waste disposal areas and all other activity areas from: (i) site boundaries; (ii) dwelling units; (iii) watercourses, wells or bores; (iv) sensitive areas; (v) significantly trafficked roads; and (vi) similar use on adjoining land.	S2.1	The site has an area of not less than: (i) 16ha for a piggery or feedlot; (ii) 10ha for a poultry farm comprising more than 20 birds; (iii) 10ha for an ostrich or emu farm; or (iv) 10ha for a kennel except where a maximum of 4 dogs or 10 cats is kept in which case the minimum is 1ha.
		S2.2	Pigs or poultry are kept no closer than 500m to another piggery or poultry farm.
P3	Premises used or developed for Intensive Animal Husbandry, Kennel or Stockyards provide setbacks of buildings, pens, waste disposal areas and all other activity areas from: (i) site boundaries; (ii) dwelling units; (iii) watercourses, wells or bores; (iv) significantly trafficked roads; and (v) similar use on adjoining land. ¹	S3	No solution specified.
P4	Premises used or developed for Intensive Animal Husbandry, Kennel and Stockyards: (i) are located on gently undulating or flat terrain; (ii) are elevated to facilitate ventilation and	S4	Sites on which premises are located have the following characteristics: (i) slopes less than 10%; (ii) not subject to flooding at a frequency of greater than 1 in 50 years;

¹ See reference manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland 2002.

Specific Outcomes	Acceptable / Probable Solutions
drainage; (iii) have adequate vehicle access; (iv) are free of flooding; (v) are supplied with a reliable, potable water supply; and	(iii) well drained; (iv) sealed road access; (v) connected to an electricity supply; and (vi) provided with a reliable water supply and has a capacity to store a minimum of 2 days' supply.
P5 Kennel and Stockyards will not have an adverse impact on any town, village, residential or rural residential area or other existing sensitive use having regard to: (i) noise; (ii) air quality; (iii) water quality including groundwater; (iv) odour; (v) visual impact; and (vi) traffic generation.	S5 No solution specified.

Layout and Design

Specific Outcomes		Acceptable / Probable Solutions				
Self-Assessable and Assessable Development						
P1	Buildings, structures, or enclosures or areas used for Animal Husbandry or Stable have setbacks to road frontages, site boundaries and any adjacent dwelling units which protect: (i) the amenity of nearby residents; and (ii) the visual amenity and character of the locality when viewed from public roads and adjoining properties.	S1 Setbacks are not less than the distances shown below in Table 9-1.1 Setback Distances . Table 9-1.1 Setback Distances				
		Use	Road Frontage Setback	Side or Rear Boundary Setback	Minimum Setback to an Existing Dwelling Unit	Adjoin Urban Expansion Area
		Stable	10m	5m (except where boundary adjoins a racecourse or stable)	20m	20m setback to side & rear boundary
		Caged birds	6m	1m	6m	1m setback to side & rear boundary
		Poultry Farm 20 birds or less	6m	10m	20m	6m
		Poultry Farm 20 birds or less	6m	1m	15m	1m

Specific Outcomes		Acceptable / Probable Solutions				
Assessable Development						
P2	All buildings, structures, enclosures and areas used for Intensive Animal Husbandry, Kennel or Stockyards have setbacks to road frontages, site boundaries and adjacent dwelling units, which protect: (i) the amenity of nearby residents; and (ii) the visual amenity and character of the locality when viewed from public roads and adjoining properties.	S2	Buildings, structures, enclosures or areas, other than for residential or administrative activities are setback not less than the distances shown below in Table 9-1.2 Setback Distances			
		Table 9-1.2 Setback Distances				
			Road Frontage setback	Side or rear boundary setback	Existing Dwelling Unit Setback	
		Piggery	200m	20m	200m	
		Dairy	200m	200m	200m	
		Feedlot and Stockyard	200m	20m	200m	
		Kennel >4 dogs or >10 cats	50m	20m	100m	
		Kennel <4 dogs or <10 cats	6m	10m	30m	
		Ostrich and Emu Farm	100m	20m	160m	
Poultry Farm > 20 birds	100m	20m	200m			
P3	Animals are kept in secure enclosures within the premises.	S3.1	Fencing is provided to prevent the escape of animals.			
		S3.2	Poultry and other caged birds are kept in weatherproof structures for roosting and sheltering.			
P4	Landscaping is provided adjacent to stable buildings where located within 100 m of a dwelling unit or other sensitive use.	S4	A landscaped strip 3m wide containing screen trees and shrubs is provided adjacent to the stable buildings to create a visual screen from adjoining dwelling units or other sensitive use.			
P5	Water and animal feed is provided on the premises in a safe and secure manner.	S5.1	A water storage facility dedicated for the needs of animals, is provided on the premises.			
		S5.2	Rat-proof feed storage receptacles are provided on the premises.			
P6	Landscaping is provided to: (i) building and storage areas to effectively screen views from surrounding roads and neighbouring premises; (ii) ensure entry roads and car parking areas are visually attractive and to provide adequately shaded areas; and (iii) activity areas to assist in visual screening from sensitive uses.	S6	Landscaping is provided on the premises for a minimum 10m wide buffer strip around buildings, storage areas, entry roads, car parking areas and activity areas within the premises.			

Division 3 Aquaculture Code

9.6 Aquaculture Code

- (1) The provisions of this division comprise the Aquaculture Code as follows:
- a) Compliance with the Aquaculture Code (**Section 9.7**);
 - b) Overall outcomes for the Aquaculture Code (**Section 9.8**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Aquaculture Code (**Section 9.9**).

9.7 Compliance with the Aquaculture Code

- (1) For assessable development, compliance with the Aquaculture Code is achieved when development is consistent with the specific outcomes in **Table 9-2**.

9.8 Overall Outcomes for the Aquaculture Code

- (1) The overall outcome is the purpose of the Aquaculture Code.
- (2) The overall outcome sought for the Aquaculture Code is to ensure aquaculture uses:
- (a) minimise adverse impact on adjacent and nearby properties, having regard to size, location, topography, environmental impacts, and surrounding land use; and
 - (b) are developed and managed in accordance with best practice environmental standards.

9.9 Specific outcomes, acceptable solutions and probable solutions for the Aquaculture Code

- (1) The specific outcomes sought for the Aquaculture Code are included in Column 1 of **Table 9-2** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-2** below.

9.10 Definitions

There are no definitions specific to this code.

Table 9-2 Specific Outcomes and Acceptable and Probable Solutions for Aquaculture Code

Site Suitability

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Provide adequate setbacks for buildings, waste disposal areas and all other activity areas from: (i) site boundaries; (ii) dwelling units; (iii) watercourses, wells or bores;	S1	The site has an area of not less than 16 hectares.

Specific Outcomes		Acceptable / Probable Solutions	
	(iv) significantly trafficked roads; and (v) sensitive areas on adjoining land.		
P2	Premises developed or used for Aquaculture do not have an adverse impact on any town, village, residential or rural residential area or other sensitive area having regard to: (i) noise; (ii) air quality; (iii) water quality including groundwater; (iv) odour (v) visual impact; and (vi) traffic generation.	S2	No solution specified.
P3	Development for Aquaculture does not occur on Good quality Agricultural Land	S3	No solution specified.

Design and Layout

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Buildings, structures or enclosures have setbacks to road frontages, site boundaries and adjacent dwelling units to protect: (i) the amenity of nearby residents; and (ii) the visual amenity and character of the locality when viewed from public roads and adjoining properties.	S1	Buildings, structures or enclosures (except for administration purposes) are set back a minimum of: (i) 20m from any side or rear boundary; (ii) 10m from any road frontage; and (iii) 100m from an existing dwelling unit.
P2	Landscaping is provided to: (i) building and storage areas to effectively screen views from surrounding roads and neighbouring premises; (ii) ensure entry roads and car parking areas are visually attractive; and (iii) activity areas to assist in visual screening from sensitive uses.	S2	Landscaping is provided on the premises for a minimum 6m wide buffer strip around the perimeter of the activity areas within the premises.

Division 4 Bed and Breakfast Accommodation Code

9.11 Bed and Breakfast Accommodation Code

- (1) The provisions of this division comprise the Bed and Breakfast Accommodation Code as follows:
 - a) Compliance with the Bed and Breakfast Accommodation Code (**Section 9.12**);
 - b) Overall outcomes for the Bed and Breakfast Accommodation Code (**Section 9.13**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Bed and Breakfast Accommodation Code (**Section 9.14**).

9.12 Compliance with the Code

- (1) For assessable development, compliance with the Bed and Breakfast Accommodation Code is achieved when development is consistent with the specific outcomes in **Table 9-3**.

9.13 Overall Outcomes for the Bed and Breakfast Accommodation Code

- (1) The overall outcome is the purpose of the Code.
- (2) The overall outcome sought for the Bed and Breakfast Accommodation Code is to ensure that premises used for bed and breakfast accommodation:
 - (a) are located on convenient and accessible sites in residential, rural residential and rural areas;
 - (b) designed to protect the character and amenity of the surrounding locality; and
 - (c) provide a pleasant and attractive living environment for residents and visitors.

9.14 Specific outcomes, acceptable solutions and probable solutions for the Bed and Breakfast Accommodation Code

- (1) The specific outcomes sought for the Bed and Breakfast Accommodation Code are included in Column 1 of **Table 9-3** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-3**.

9.15 Definitions

There are no definitions specific to this code.

Table 9-3 Specific Outcomes and Acceptable & Probable Solutions for the Bed & Breakfast Accommodation Code

Site Suitability

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Bed & Breakfast Accommodation: (i) provides convenient and safe vehicle access; and (ii) is convenient to public transport services and community infrastructure.	S1	No solution specified.
P2	Sites for Bed and Breakfast Accommodation is located on sites which are large enough to provide for guest accommodation and car parking while also maintaining the amenity of adjoining lands.	S2	Sites have a minimum area of: (i) 800m ² in residential areas; and (ii) one hectare in rural areas.

Form of Development

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	In residential areas, Bed and Breakfast Accommodation is ancillary to the main residential use of the site.	S1.1	A maximum of two bedrooms within the dwelling house are used for bed and breakfast accommodation.
		S1.2	Bedrooms for visitors are located in the same building as the kitchen, bathing and toilet facilities provided for the visitor.
		S1.3	Cooking facilities available to the visitor are only within and normally associated with the dwelling house.
		S1.4	A maximum of five visitors (or one family) are accommodated on the premises at any one time.
		S1.5	Two on-site car parking spaces are provided for the exclusive use of visitors in addition to car parking provided for the owner and resident family.
P2	In rural areas, Bed and Breakfast Accommodation does not limit farm or rural industry operations on adjacent or nearby properties, particularly those located on good quality agricultural land.	S2.1	Accommodation for visitors is limited to a maximum of 4 bedrooms and located within 50m of the dwelling house occupied by the host family.
		S2.2	Bedrooms for visitors are located either: (i) in the same building as the kitchen, bathing and toilet facilities provided for the visitor; or (ii) in a separate building where the access between the two buildings is via a sealed pathway with a minimum width of one metre provided with appropriate under-drainage and, the installation of night lighting.

Specific Outcomes	Acceptable / Probable Solutions
	S2.4 A maximum of 12 people (including resident hosts) are accommodated on the premises at any one time.
P3 Signage is limited to ensure that the visual amenity of rural and residential areas is protected.	S3.1 In the City Residential Zone, Higher Density Residential Zone, Urban Residential Zone and Village Zone, signs are displayed in a prominent position and are limited to: (i) the street number of the premises; and (ii) a single sign containing the approved bed and breakfast logo not exceeding 0.3m² in size. (Where the sign is illuminated, only an incandescent globe not exceeding 60 watts is utilised.) S3.2 In rural areas, signs are displayed in a prominent position and are limited to a sign not exceeding 2m² in area. (Where the sign is illuminated, only an incandescent globe not exceeding 100 watts is utilised).

Division 5 Caravan Park Code

9.16 Caravan Park Code

- (1) The provisions of this division comprise the Caravan Park Code as follows:
 - a) Compliance with the Caravan Park Code (**Section 9.17**);
 - b) Overall outcomes for the Caravan Park Code (**Section 9.18**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Caravan Park Code (**Section 9.19**).

9.17 Compliance with the Caravan Park Code

- (1) For assessable development, compliance with the Caravan Park Code is achieved when development is consistent with the specific outcomes in **Table 9-4**.

9.18 Overall Outcomes for the Caravan Park Code

- (1) The overall outcome is the purpose of the Caravan Park Code.
- (2) The overall outcome sought for the Caravan Park Code is to ensure premises:
 - (a) are located to be compatible with the surrounding land uses considering the size and scale of the development;
 - (b) are in convenient and accessible locations;
 - (c) complement the existing character and amenity of the locality;
 - (d) provide safe and convenient vehicular and pedestrian access to meet the mobility requirements for all persons;
 - (e) provide the necessary infrastructure at an appropriate level to service the premises; and
 - (f) provide a pleasant and attractive living environment for residents and visitors.

9.19 Specific outcomes, acceptable solutions and probable solutions for the Caravan Park Code

- (1) The specific outcomes sought for the Caravan Park Code are included in Column 1 of **Table 9-4**, and the acceptable solutions and probable solutions are in Column 2 of **Table 9-4** below.

9.20 Definitions

“Sites” for the purpose of this code are defined as the individual areas for use of relocatable homes, cabins, caravans or tents.

Table 9-4 Specific Outcomes and Acceptable & Probable Solutions for the Caravan Park Code

Land Suitability

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The land has an area and slope capable of accommodating the building(s), other structures, internal vehicle access, parking areas, recreation areas and landscaping whilst also maintaining a high quality living environment.	S1	The land has an area of at least 2 hectares and an average slope of less than 15%.
P2	The Caravan Park is: (i) free of environmental hazards; (ii) minimise impact to the environment; (iii) visually compatible with the surrounding neighbourhood; and (iv) compatible with the surrounding land uses.	S2	Premises are situated on land: (i) free from inundation; (ii) free from proximity to hazardous or other activities not compatible with residential use; (iii) avoid the loss of any significant vegetation; (iv) not susceptible to slippage or geological instability; (v) removed from high bushfire hazard areas; and (vi) a minimum of 100m from ridgelines, erosion prone areas, watercourses and other environmentally sensitive areas.
P3	The Caravan Park is located to provide long-term residents with easy and safe walking distance to community services and facilities.	S3	Caravan Parks with long-term residents (more than a continuous two week duration) are located within 400m of a designated Centre, Village, or public transport route.
P4	The efficiency and safety of the road network is maintained having regard to: (i) the expected traffic generation of the caravan park; and (ii) the potential impact on the road network, of non local traffic into residential streets.	S4.1	The Caravan Park has direct access to a sub-arterial or collector road.
		S4.2	Auxiliary turn lanes are provided as per Council standards as required by the Department of main Roads for State Controlled Roads.

Layout and Design

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
Layout			
P1	The Caravan Park is aesthetically attractive, private and safe.	S1	No solution specified.
P2	All buildings and individual caravans, tents and /or relocatable home sites have an adequate landscaped buffer area from adjoining properties.	S2	Buildings and individual sites have a minimum setback of: (i) 6m from any adjoining road frontage; and (ii) 5m from any side or rear boundary.

Specific Outcomes		Acceptable / Probable Solutions	
Internal Access			
P3	The entrance and exit points and internal roads have adequate width to allow two vehicles towing caravans to safely pass.	S3	The minimum road widths are at least: (i) 7m for two-way entrance/exit; (ii) 7m for a one-way entrance; and (iii) 5m for a one-way exit.
P4	The internal road system is accessible in all weather conditions and to cater for all anticipated vehicle uses, enabling suitable manoeuvrability and safety whilst avoiding congestion.	S4.1	Internal roads are constructed to a bitumen seal standard with a minimum of: (i) 4m wide for a one-way road or cul-de-sac; and (ii) 6m wide for a two-way road.
		S4.2	Direct access by emergency vehicles to all 'sites' is facilitated.
P5	The internal road system is safe, legible and convenient for all persons including pedestrians, cyclists and the disabled.	S5	Pedestrian/cycle paths have a minimum width of 1.2m and connect the sites to all common buildings and areas.
Parking			
P6	The premises provides sufficient vehicle parking for residents and visitors.	S6.1	Each individual site includes space for one car.
		S6.2	Visitor car parking is provided near the office / reception area and in accordance with Schedule 2.
		S6.3	Each vehicle parking space has: (i) a minimum area of 14m ² ; (ii) dimensions of 3m x 5.5m; and (iii) a turning radius of 5.7m.
Caravans, Cabins & Tents			
P7	All cabins, caravan and individual tent sites comfortably accommodate the individual living activities of users.	S7	All sites have a minimum: (i) area of 130m ² ; and (ii) frontage of 10m to an internal road.
P8	All cabins, caravan and individual tent sites promote visual privacy.	S8	All sites have a minimum: (i) 3m setback from any adjoining building; and (ii) 2m setback from an internal road.
Relocatable Homes			
P9	All relocatable home sites maintain a high standard of residential amenity by accommodating: (i) a range of relocatable homes commonly in use; (ii) associated carport structure; and (iii) private open space areas.	S9	Each individual site has a minimum: (i) area of 200m ² ; (ii) frontage of 13m to an internal road; (iii) 30m ² of private open space area; (iv) 3m setback from an internal road; (v) 1.5m setback from side and rear site boundaries; and (vi) 3m setback from any adjoining buildings

Specific Outcomes		Acceptable / Probable Solutions
Recreation & Open Space Areas		
P10	Passive and active recreation areas indoors and outdoors meet the recreational needs of the residents and visitors.	S10.1 Open space areas of a minimum of 10% of the total area of the total site area (excluding landscape buffers) are dispersed throughout the Caravan Park. S10.2 A community building is provided for both active and passive recreation and includes: (i) covered barbecue and food preparation area; (ii) indoor recreation room (e.g. TV and games, lounge, meeting); and (iii) toilet facilities.
Landscaping		
P11	Landscaping is provided along all frontages of the premises.	S11 Landscaping is provided along the frontages of the premises (exclusive of accessways) to a minimum width of 3m.
P12	Landscaping provides: (i) a high level of visual amenity and safety; (ii) climate control to maximise the comfort of residents and visitors in all seasons; and (iii) buffer and screening to adjoining residential or incompatible uses such that the residential amenity of the locality and the premises is maintained.	S12.1 Existing vegetation and other natural features on the premises are retained, with attractive or interesting views from the premises being enhanced/accentuated. S12.2 A minimum 5m wide landscaped buffer is provided within the premises and along the boundary to any land in a Rural Residential Zone or Residential Zone or residential use. S12.3 A minimum 3m wide landscaped buffer is provided within the premises and along the boundary to any land utilised for commercial, industrial or other non-residential use.

On-Site Facilities and Services

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
P1	On-site facilities meet the needs of residents of the park including: (i) laundry and ablution facilities; (ii) refuse receptacles; (iii) storage areas; (iv) on-site kiosk where the premises is more than 1km from a designated Centre or Village; and (v) fire fighting equipment.	S1 No solution specified.
P2	Lighting on the premises ensures: (i) the safety of staff, visitors and residents; and (ii) light emitted from the premises does not cause nuisance or annoyance to residents in the immediate vicinity or to passing	S2 No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
	motorists.		
P3	The premises provide directional and other information signage for residents and visitors whilst also contributing to a pleasant and aesthetically attractive environment.	S3.1	A single free-standing sign is provided on the premises.
		S3.2	Directional and information signage is provided at the entrance of the premises and throughout the park.
		S3.3	Illuminated signs are provided only if the premises are within a commercial area.
P4	Design ensures: (i) sites are not inundated by local drainage waters; and (ii) the local natural environment is not adversely affected by run-off.	S4	No solution specified.
P5	Infrastructure services meet the needs of residents and visitors. In particular: (i) reticulated potable water is supplied at a convenient walking distance to each site and toilet and ablution buildings; (ii) reticulated power is supplied to individual sites and common facilities in a safe and efficient manner; (iii) public telecommunication services are available in a central location; and (iv) reticulated sewage and sullage waste disposal is provided to ensure the health and safety of park residents and visitors without adversely affecting the local natural environment.	S5.1	Reticulated water, power and telecommunications services are provided.
		S5.2	Sites in the Rural Zone and the Village Zones, provide an on-site sewerage treatment and disposal system.

Division 6 Child Care Centre Code

9.21 Child Care Centre Code

- (1) The provisions of this division comprise the Child Care Centre Code as follows:
 - (a) Compliance with the Child Care Centre Code (**Section 9.22**);
 - (b) Overall outcomes for the Child Care Centre Code (**Section 9.23**); and
 - (c) Specific outcomes, acceptable solutions and probable solutions for the Child Care Centre Code (**Section 9.24**).

9.22 Compliance with the Child Care Centre Code

- (1) For assessable development, compliance with the Child Care Centre Code is achieved when development is consistent with the specific outcomes in **Table 9-5**.

9.23 Overall Outcomes for the Child Care Centre Code

- (1) The overall outcome is the purpose of the Child Care Centre Code.
- (2) The overall outcome sought for the Child Care Centre Code is to ensure premises developed or used for a child care centre are:
 - (a) compatible with the surrounding land uses considering their proposed scale;
 - (b) located not to compromise the health or safety of children or staff;
 - (c) designed to complement the existing character and amenity of the area and provides for high standards in safety and appearance;
 - (d) designed to provide safe and convenient vehicular and pedestrian access to meet the mobility requirements for all persons; and
 - (e) established where there is a genuine need and where the likelihood of long term detrimental impact on other child care centres is minimal.

9.24 Specific outcomes, acceptable solutions and probable solutions for the Child Care Centre Code

- (1) The specific outcomes sought for the Child Care Centre Code are included in Column 1 of **Table 9-5** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-5** below.

9.25 Definitions

There are no definitions specific to this code.

This code should be read in conjunction with the Child Care Centre Planning Scheme Policy.

Table 9-5 Specific Outcomes and Acceptable & Probable Solutions for the Child Care Centre Code

Site Suitability

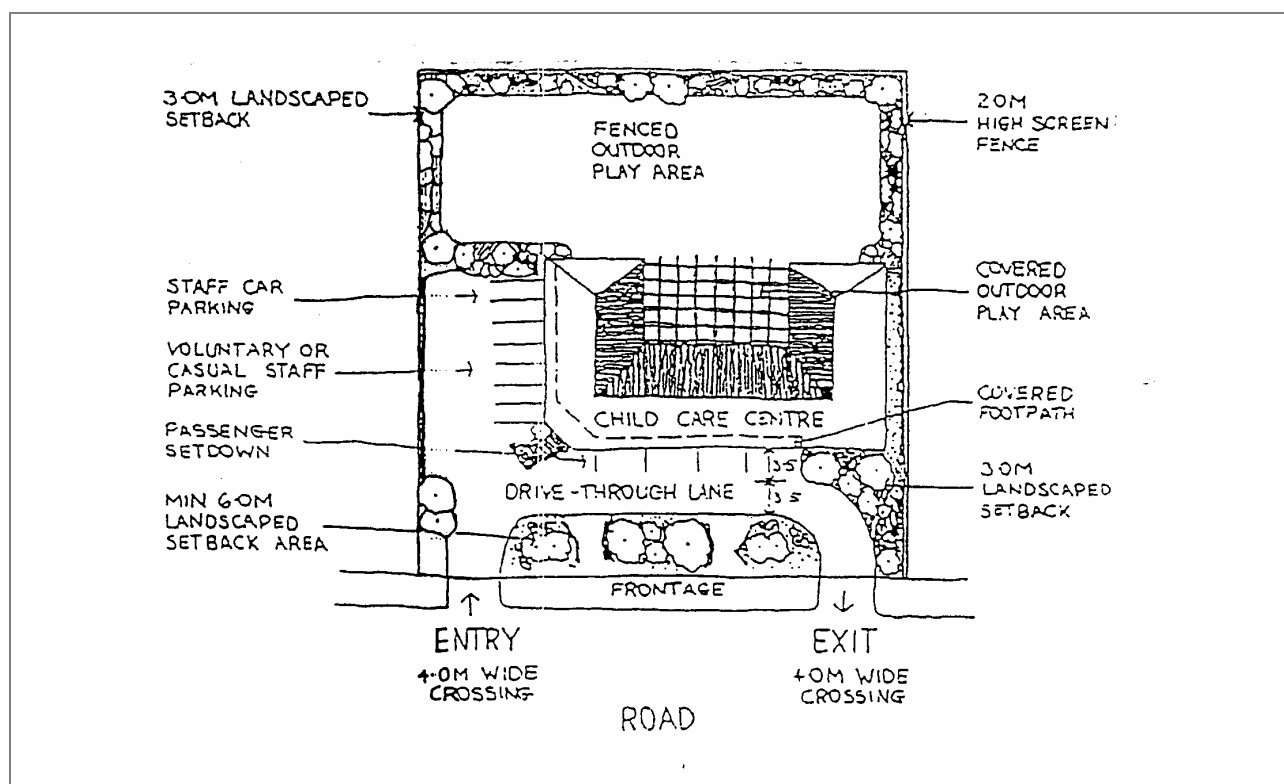
Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The site has an area, slope and dimensions capable of accommodating the building(s), other structures, vehicle access, parking areas and open space areas necessary for the effective operation of the child care centre.	S1	The site has: (i) an area of at least 2,000m ² ; (ii) a frontage of not less than 40m; and (iii) a slope of less than 10%.
P2	The premises are highly accessible to the local community and conveniently located to complementary uses, and within the road network such that the efficiency and safety of the road network is maintained, having regard to: (i) the expected traffic generation of the use; and (ii) the potential impact of increased traffic flows.	S2	The premises: (i) has direct access to a sub-arterial or collector streets; (ii) is 100m or less from facilities such as a school or library or a centre; and (iii) is 100m or less from public transport routes.
P3	The premises are located: (i) free from contaminated soils; (ii) where maximum concentrations of air pollutants do not exceed those recommended by the National Health and Medical Research Council; (iii) free from flooding, tidal surge or tidal inundation.	S3	No solution specified.
P4	Noise impacts are minimal.	S4	Noise levels from external sources (measured as the maximum L10 (1 hour)) are: (i) less than 48 dB(A) within buildings; (ii) less than 55-60 dB(A) at the centre of any outdoor play area.

Layout and Design

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The scale and design of the premises is compatible with character and amenity of the surrounding locality. (Note: Guidance for compliance with Council information requirements is provided in the Child Care Centre Planning Scheme Policy)	S1	No solution specified.
P2	Building(s), vehicle parking, access areas and outdoor play areas have minimal adverse effects on adjoining properties.	S2.1	In the Urban Expansion Zone, Urban Residential Zone and Higher Density Residential Zone, buildings, play areas and car parking areas are set back a minimum of: (i) 6m from the front property boundary; and (ii) 3m from all other boundaries, including any secondary road frontage.
		S2.2	Setbacks in other zones are a minimum of 3m from the road frontage(s).
		S2.3	The layout generally being in accordance with Figure 9-1 Site Layout .
P3	The car parking and manoeuvring areas: (i) allow the safe drop-off and collection of children and the safe movement and parking of staff, parent, visitor and service vehicles; and (ii) the internal vehicle circulation system, minimises on site conflicts between vehicles and children.	S3.1	Access to and egress from the premises is provided separately.
		S3.2	A passenger set down and pick-up area is: (i) located between the front of the building and the primary road frontage; and (ii) designed so that a child can be lifted out of either side of the car without danger from moving vehicles.
		S3.3	The set down area is designed: (i) to permit the nose to tail standing of the required number of vehicles while permitting the free-flow of any vehicles from the set down area; and (ii) to operate in a one way direction.
P4	Landscaping provides: (i) a high level of visual amenity and safety for children; (ii) climate control to maximise comfort of children and staff in all seasons; (iii) buffer and screening to adjoining residential or commercial uses; and (iv) screening of and shade to car parking areas. Landscaping also provides: (i) protection from prevailing winds; (ii) screening for privacy; (iii) shelter and enclosure; (iv) shade; (v) reduction of reflection from bright surfaces;	S4	No solution specified.

Specific Outcomes	Acceptable / Probable Solutions
(vi) emphasis of pedestrian and vehicular routes; (vii) educational interest through colour, perfume, textures; and (viii) interesting and quiet play areas.	
P5.1 Existing vegetation and other natural features on the site are retained, and attractive or interesting views from the premises enhanced. P5.2 Plant species are chosen for their safety, suitability and interest for children, hardiness, and ease of maintenance. P5.3 Toxic, allergic, prickly and other unsafe plants are not grown on the premises. P5.4 Plant species are located to avoid structures that children may use to climb.	S5 No solution specified.
P6 Fencing provides effective screening of adjoining residential uses.	S6 Premises located within residential areas have a 1.8m high solid screen fence on all side and rear boundaries.
P7 Signage provides adequate identification whilst ensuring the amenity of the particular locality is not adversely affected.	S7.1 Within residential areas, signage is limited to a single un-illuminated static on-premises sign having an area no greater than 2m². S7.2 Signage advising of access to and from the location of the carparking areas is provided on the premises.
P8 Lighting on the premises is provided to ensure: (i) the safety of staff and visitors; and (ii) light emitted from the premises does not cause nuisance or annoyance to residents in the immediate vicinity or to passing motorists.	S8 No solution specified.

Figure 9-1 Site Layout



Community Need

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
P1	There is a local community need for the Child Care Centre on the premises having regard to: (i) demographic profile in the catchment; (ii) future population growth in the catchment; (iii) existing child care centres in the locality; and (iv) employment centres in the catchment and the demographic profiles of the workforce.	S1 No solution specified.

Hours of Operation

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
P1	Operating hours are limited to minimise impact on the locality.	S1 Hours of operation of child care centres located within residential areas are limited to Monday to Friday from 6.00 a.m. to 6.00 p.m.

Division 7 Dependent Persons' Accommodation Code

9.26 Dependent Persons' Accommodation Code

- (1) The provisions of this division comprise the Dependent Persons' Accommodation Code as follows:
 - a) Compliance with the Dependent Persons' Accommodation Code (**Section 9.27**);
 - b) Overall outcomes for the Dependent Persons' Accommodation Code (**Section 9.28**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Dependent Persons' Accommodation Code (**Section 9.29**).

9.27 Compliance with the Dependent Persons' Accommodation Code

- (1) For assessable development, compliance with the Dependent Persons' Accommodation Code is achieved when development is consistent with the specific outcomes in **Table 9-6**.
- (2) For self assessable development, compliance with the Dependent Persons' Accommodation Code is achieved when development is consistent with the acceptable solutions in **Table 9-6**.

9.28 Overall Outcomes for the Dependent Persons' Accommodation Code

- (1) The overall outcome is the purpose of the Dependent Persons' Accommodation Code.
- (2) The overall outcome sought for the Dependent Persons' Accommodation Code is to ensure premises used as dependent persons' accommodation:
 - (a) do not detract from the character and amenity of the surrounding locality; and
 - (b) are visually integrated with the dwelling house on the premises.

9.29 Specific outcomes, acceptable solutions and probable solutions for the Dependent Persons' Accommodation Code

- (1) The specific outcomes sought for the Dependent Persons' Accommodation Code are included in Column 1 of **Table 9-6** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-6** below.

9.30 Definitions

There are no definitions specific to this code.

Table 9-6 Specific Outcomes and Acceptable and Probable Solutions for the Dependent Persons' Accommodation Code

Specific Outcomes		Acceptable / Probable Solutions	
Self Assessable and Assessable Development			
P1	The built form of Dependent Persons' Accommodation premises resembles a single integrated Dwelling house when viewed from the street and all adjoining premises .	S1	The Dependent Persons Accommodation premises structurally forms part of the Dwelling House (ie where the premises is erected in, on, under or adjoining with a common wall to the Dwelling house).
P2	The size of a dwelling used for Dependent Persons' Accommodation is limited to ensure the use remains ancillary to the primary use of Dwelling House.	S2	The Dependent Persons' Accommodation has a maximum gross floor area (GFA) of 60m ² and contains: (i) one bedroom; (ii) a combined living/dining area; (iii) cooking facilities; and (iv) bathroom/toilet.

Division 8 Dwelling House and Sheds Code

9.31 Dwelling House and Sheds Code

- (1) The provisions of this division comprise the Dwelling House and Sheds Code as follows:
 - a) Compliance with the Dwelling House and Sheds Code (**Section 9.32**);
 - b) Overall outcomes for the Dwelling House and Sheds Code (**Section 9.33**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Dwelling House and Sheds Code (**Section 9.34**).

9.32 Compliance with the Dwelling House and Sheds Code

- (1) For assessable development, compliance with the Dwelling House and Sheds Code is achieved when development is consistent with the specific outcomes in **Table 9-7**
- (2) For self assessable development, compliance with the Dwelling House and Sheds Code is achieved when development is consistent with the acceptable solutions in **Table 9-7**.

9.33 Overall Outcomes for the Dwelling House and Sheds Code

- (1) The overall outcome is the purpose of the Dwelling House and Sheds Code.
- (2) The overall outcomes sought for the Dwelling House and Sheds Code are to ensure:
 - a) dwelling houses and associated structures are compatible in scale and design with the neighbouring dwelling houses;
 - b) dwelling houses are integrated with the natural landscape and streetscape of the locality;
 - c) sheds are ancillary in function and appearance to a dwelling house on the premises;
 - d) design and siting of dwelling houses and associated structures meets environmental standards and community objectives;
 - e) dwelling houses include provision of access and parking; and
 - f) a range of styles of dwelling houses is encouraged, to meet best practice environmental standards and community objectives.

9.34 Specific outcomes, acceptable solutions and probable solutions for the Dwelling House and Sheds Code

- (1) The specific outcomes sought for the Dwelling House and Sheds Code are included in Column 1 of **Table 9-7** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-7**.

9.35 Definitions

“Height” in relation to Dwelling Houses means the vertical distance between the natural ground level and the underside of the eaves against the external wall, or where there are no eaves, to the underside of the *facia*.

“**Small Lots**” for the purpose of this code are lots of less than 450m² area.

Table 9-7 Specific Outcomes and Acceptable and Probable Solutions for Dwelling House and Sheds Code

Dwelling House

Specific Outcomes		Acceptable / Probable Solutions																
Self Assessable and Assessable Development																		
Building Height																		
P1	The height of the dwelling house reflects the height of neighbouring dwelling houses such that the streetscape character is maintained.	S1.1	The dwelling house has a maximum height of 7.5m.															
		S1.2	The roof space above the 7.5m height does not include habitable rooms.															
Building Densities																		
P2	Dwelling houses and other ancillary buildings are at densities in keeping with the density of dwelling houses in the locality such that the streetscape character and residential amenity is maintained.	S2.1	The total site coverage, including all buildings, is no more than 50% of the total area of the site.															
		S2.2	One dwelling house per lot, unless otherwise stated in this Planning Scheme.															
Building Setbacks – Road Frontages																		
P3	Dwelling houses are set back from road frontages so as to ensure: (i) efficient use of the site; (ii) the building is integrated into the streetscape; (iii) streetscape character is enhanced through landscaping to the front of the premises; (iv) residents and neighbours have adequate privacy; (v) residents and neighbours have access to prevailing breezes and sunlight; (vi) residents are not unduly affected by traffic on adjoining roads; and (vii) Garages and carports do not dominate the streetscape.	S3.1	A dwelling house (including an open carport / garage) located on a lot that was created on a survey plan and registered on or after the day the Planning Scheme commenced and included in the Village Zone, Urban Residential Zone, Urban Expansion Zone or Higher Density Residential Zone has a minimum setback from the road frontage in accordance with Table 9-7.1 Minimum Setback From Road Frontage															
		Table 9-7.1 Minimum Setback From Road Frontage																
			<table><tr><th></th><th>Dwelling House</th><th>Carport/Garage</th></tr><tr><td>Access Place / Street</td><td>4.5m</td><td>6.0m</td></tr><tr><td>Collector</td><td>4.5m</td><td>6.0m</td></tr><tr><td>Sub-Arterial</td><td>10.0m</td><td>10.0m</td></tr><tr><td>Arterial</td><td>10.0m</td><td>10.0m</td></tr></table>		Dwelling House	Carport/Garage	Access Place / Street	4.5m	6.0m	Collector	4.5m	6.0m	Sub-Arterial	10.0m	10.0m	Arterial	10.0m	10.0m
	Dwelling House	Carport/Garage																
Access Place / Street	4.5m	6.0m																
Collector	4.5m	6.0m																
Sub-Arterial	10.0m	10.0m																
Arterial	10.0m	10.0m																
		Note: The minimum setbacks for a corner lot are the same for each road frontage as stated above.																

	S3.2 A dwelling house (including an open carport / garage) located on land included in the Rural Residential Zone has a minimum setback from the road frontage in accordance with Table 9-7.2 Minimum Setback From Road Frontage.		
	Table 9-7.2 Minimum Setback from Road Frontage		
		Dwelling House	Carport/Garage
	Access Place/Street	10.0m	10.0m
	Sub-Arterial	10.0m	10.0m
	Arterial	10.0m	10.0m
	Other	20.0m	20.0m
	Note: The minimum setbacks for a corner lot are the same for each road frontage as stated above.		
	S3.3 A dwelling house (including an open carport / garage) located on land included in the Rural Zone has a minimum setback from the road frontage in accordance with Table 9-7.3 Minimum Setback.		
	Table 9-7.3 Minimum Setback from Road Frontage		
		Dwelling House	Carport/Garage
	Sub-Arterial	10.0m	10.0m
	Arterial	20.0m	10.0m
	Other	20.0m	10.0m
	Note: The minimum setbacks for a corner lot are the same for each road frontage as stated above.		

S3.4

The following Structures are permitted to encroach within the nominated setbacks in S3.1, S3.2, S3.3 and S3.6:

(i)

pergolas, screens or sunblinds, light fittings, electricity or gas meters, aerials; or

(ii)

unroofed landings, steps or ramps not more than 1 m in height.

S3.5

The following Structures are permitted to encroach within the nominated setbacks in S3.1, S3.2, S3.3 and S3.6:

An open verandah or patio may have a minimum setback of 3m to an Access Place or Access Street.

S3.6

A dwelling house (including a garage) located on a lot that was created on a survey plan and registered prior to the day the Planning Scheme commenced and included in the Village Zone, Urban Residential Zone, Urban Expansion Zone or Higher Density Residential Zone has a minimum setback from the road frontage in accordance with **Table 9-7.4 Minimum Setback From Road Frontage**

Table 9-7.4 Minimum Setback From Road Frontage

	Dwelling House	Garage
Access Place / Street	4.5m	6.0m
Collector	4.5m	6.0m
Sub-Arterial	10.0m	10.0m
Arterial	10.0m	10.0m

Note: The minimum setbacks for a corner lot are the same for each road frontage as stated above.

S3.7

An open carport located on a lot that was created on a survey plan and registered prior to the day the Planning Scheme commenced and included in the Village Zone, Urban Residential Zone, Urban Expansion Zone or Higher Density Residential Zone may have no setback from the street frontage, provided that:

(i)

the maximum width of the carport is 7m or 50% of the frontage (whichever is the lesser amount);

(ii)

supporting posts are setback at least 1m from the road frontage.

Building Setbacks – Side & Rear Boundaries

P4 Dwelling houses: (i) provide adequate daylight and ventilation to habitable rooms; and (ii) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots.	S4 the side and rear boundary clearance for a part of the building or structure is: (i) where the height of that part is 4.5m or less – 1.5m; and (ii) where the height of that part is greater than 4.5m but not more than 7.5m – 2m; and (iii) where the height is greater than 7.5m – 2m plus 0.5m for every 3m or part exceeding 7.5m.
---	---

Building Setbacks on Lots 15m or less in width – Side and Rear Boundaries

- P5 Where a Dwelling House or Shed is situated on a lot having a width of 15m or less, the side and rear boundary setbacks provide:
- (i) natural light and ventilation to an adjoining lot;
 - (ii) for the privacy of an adjoining lot;
 - (iii) areas suitable for landscaping;
 - (iv) suitable off-street parking for the lot; and
 - (v) access for normal building maintenance.

- S5 Where dwelling houses or sheds are situated on a lot having a width of 15m or less, the side and rear boundary setbacks, for a building or structure not exceeding 7.5m high, is not less than the distances shown in **Table 9-7.5 Minimum Setbacks – Side and Rear Boundaries**

Table 9-7.5 Minimum Setbacks– Side and Rear Boundaries

Road Frontage (lot width)	Minimum Setbacks (ms)	Minimum Setbacks (ms)
	Building Height 4.5m or less	Building Height 4.5m to 8.5m
14.501 – 15.000m	1.425	1.900
14.001 – 14.500m	1.350	1.800
13.501 – 14.000m	1.275	1.700
13.001 – 13.500m	1.200	1.600
12.501 – 13.000m	1.125	1.500
12.001 – 12.500m	1.050	1.400
11.501 – 12.000m	0.975	1.300
11.001 – 11.500m	0.900	1.200
10.501 – 11.000m	0.825	1.100
10.500m or less	0.750	1.000

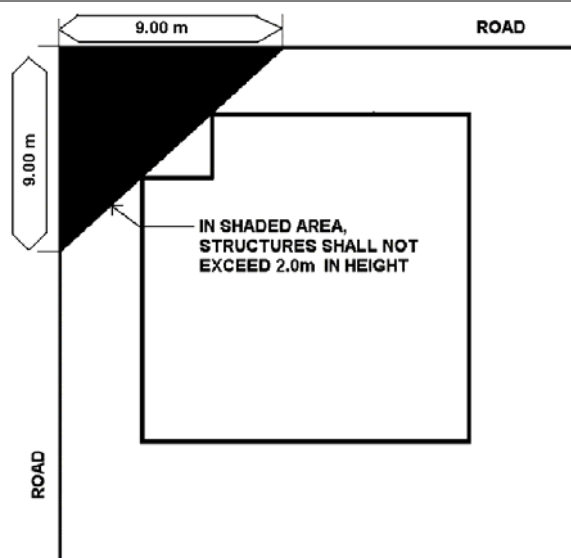
Note: If a building is built so that its height is stepped, the side and rear boundary clearances, measured to the outermost projections of each step of the building, meets the above requirements as if each step of the building were a separate building.

Building Setbacks on Corner Lots

P6 A dwelling house and an ancillary building or structure is set back from road frontages on corner lots to maintain sightlines for traffic.

S6 A dwelling house or other building or structure is not located within the shaded area except as shown in the sketch below.

Figure 9-7.1



Source: Queensland Development Code

Residential Character Areas

Note: For the purposes of this provision, the Residential Character Areas referred to in this code have been identified in **Diagrams 9-7.2, 9-7.3 and 9-7.4** attached to this Code.

Specific Outcomes		Acceptable / Probable Solutions	
Self Assessable and Assessable Development			
Residential Character Areas;- Railway Station, Queens Park and West Mackay Areas			
P1	Ensure that the character of Residential Character Areas is retained while encouraging design flexibility with contemporary and complementary themes.	S1.1	A dwelling house has a maximum height of 7.5m, to the eaves.
		S1.2	The roof space above the 7.5m height does not include habitable rooms.
P2	Development of a Dwelling house within a Residential Character Area or on land fronting the area has a form, scale materials, setbacks, fencing and textures which are complementary to the existing streetscape character as follows: (i) raised above the ground on pole	S2	The Dwelling house has the following design characteristics: (i) pitched roof with a minimum of one gable facing the street and a pitch of 25°; (ii) attached verandahs facing the street a minimum of 2.4m wide, roofed and a

Specific Outcomes		Acceptable / Probable Solutions	
	construction; (ii) use of materials such as timber and corrugated iron roofs; (iii) variation in rooflines and façade detailing to create a textured appearance; (iv) use of verandahs, eaves and awnings to provide climate control; (v) a maximum of two storeys including ground level; (vi) consistent setbacks to the street frontage; and (vii) provide an active façade to the street by incorporating openings and verandahs to the frontage of the building.		minimum of 50% of the total width of the building; (iii) raised above the ground, using pole construction, a minimum of 400mm and a maximum of 2,700mm; (iv) corrugated metal sheet roof and quad or half round guttering; (v) wall cladding (timber or rendered fibro cement sheet) and timber framed construction for the verandah, stairs or balustrade to the front of the building; (vi) setback from front street within 1.5m of adjoining neighbours; and (vii) front fence a maximum height of 1,500mm.
Assessable Development			
P3	Development in a Residential Character Area is designed and carried out so as to: (i) be compatible with the prevailing character of the relevant area with respect to its siting, scale, form, design, landscaping and use of external materials; (ii) ensure that new buildings are set back from the relevant street frontage so that the predominant set back in the street is maintained; (iii) ensure that ancillary buildings are sited and designed in a complementary manner to be sympathetic with and respectful of the character of the existing built form in the precinct; and (iv) ensure any fencing, landscaping or signs and advertising devices are designed and sited to enhance the overall appearance of the streetscape and to be in character with the site or area having regard to materials used, colour, scale and placement.	S3	No solutions specified.

Diagram 9-7.2 Railway Station Residential Character Area



Diagram 9-7.3 Queens Park Residential Character Area



Diagram 9-7.4 West Mackay Residential Character Area



Dwelling Houses on Small Lots (Less than 450sqm)

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The siting and design of the dwelling house on a small lot is undertaken in accordance with an approved plan of development.	S1	No solution specified.
P2	Dwelling houses on small lots contributes to the streetscape and is compatible with the adjoining dwelling houses.	S2.1	Building wall lengths in excess of 10m to front and side boundaries are articulated by bay windows, verandahs, balconies, wall offsets (minimum 600mm depth) or wing walls at the sides of windows 400mm or 600mm long.
		S2.2	Buildings are detailed or articulated to enable individual dwelling units to be identified from streets and communal areas.
		S2.3	On small lots the maximum width of a garage or carport opening that faces the street is 6m or 50% of the frontage width, whichever is the lesser distance.
Side and Rear Setbacks to Dwellings on small lots			
P3	Dwelling houses: (i) provide adequate daylight and ventilation to habitable rooms; and (ii) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots.	S3.1	The side and rear boundary clearance for a part of the building or structure is – (i) where the height of that part is 4.5m or less; 1.5m and (ii) where the height of that part is greater than 4.5m but not more than 7.5m; 2m; and (iii) where the height is greater than 7.5m; 2m plus 0.5m for every 3m or part exceeding 7.5m.
		S3.2	Walls are built less than 750mm to side boundaries only where: (i) the maximum wall height is 3.5m unless matching an existing or simultaneously constructed wall; (ii) the maximum wall length to an abutting property boundary matches an existing boundary wall; (iii) the maximum wall length to any abutting property boundary where there is no existing boundary wall on the abutting property being no more than 50% of the length of that boundary, or 15m, whichever is the lesser distance; and (iv) the wall is maintenance free ²

² Refer to Queensland Development Code, Part 12 for examples of 'maintenance free'.

Specific Outcomes		Acceptable / Probable Solutions
<i>Front Fences and walls to Small Lots</i>		
P4	Front fences and walls: (i) enable surveillance; (ii) highlight entrances to the street; and (iii) provide visual interest to and are compatible with the streetscape.	S4.1 Front fences and walls have a maximum height of: (i) 1.2m high if of solid appearance; and (ii) 1.8m high if the fence has openings of 50% or more transparent material. S4.2 Solid front fences and walls to 1.8m high are provided where the main private open space is in front of the dwelling unit, fronting other than an Access Place or Access Street, and with length limited to 75% of the frontage. S4.3 Fences do not exceed 10m in length without articulation or detailing to provide visual interest.
<i>Private open Space on Small Lots</i>		
		S5 For dwellings with a site area less than 450m² private open space for the dwelling comprises: (i) one part with an area of 16m² with a minimum dimension of 4m and directly accessible from a living area of the dwelling; (ii) a maximum gradient of 1 in 10; (iii) screening provided where necessary to ensure privacy to users of the open space.
<i>Protection of Privacy on Small Lots</i>		
P6	Direct overlooking of main internal living areas of other dwelling units or rooming units is minimised.	S6.1 A minimum 9m separation is provided between the windows of habitable rooms of facing dwelling houses. S6.2 Outlook from windows, balconies, stairs, landings, terraces and decks is obscured or screened where a direct view is available into the private open space of an existing dwelling. If screening is used, the view of the area overlooked must be restricted within 9m and beyond a 45° angle from the plane of the wall containing the opening, measured from a height of 1.7m above floor level. S6.3 Direct views described in S6.2 may be obscured by solid translucent screens or perforated panels or trellises which have a maximum of 25% openings, and which are: (i) permanent and fixed (ii) of durable materials (iii) designed and painted or coloured to blend in with the development. S6.4 No screening is required where: (i) windows are in bathrooms, toilets, laundries, storage rooms or other non-habitable rooms and they have translucent glazing or sill heights of least 1.7m;

Specific Outcomes		Acceptable / Probable Solutions	
		(ii)	windows are in habitable rooms and they have sill heights of 1.7m or more above floor level or translucent glazing to any part of a window less than 1.7m above floor level.
Daylight and Ventilation for Dwelling houses on Small lots			
P7	Buildings on small lots: (i) maximise use of cooling breezes; (ii) have windows located, sized and shaded to facilitate heating and cooling; (iii) have an area of roof with appropriate orientation and pitch suitable for the installation of solar collectors; and (iv) have main living areas oriented generally to the east or north; and (v) all habitable rooms are naturally ventilated with a minimum openable area of 5% of the floor area of that room.	S7	No solution specified.

Sheds - Siting and Design

Specific Outcomes		Acceptable / Probable Solutions	
Self Assessable and Assessable Development			
Shed Setbacks			
P1	A shed is set back from road frontages and side and rear boundaries to ensure: (i) efficient use of the site; (ii) the building is integrated into the streetscape; (iii) provision can be made for landscaping to the front of the premises; and (iv) residents have a sense of privacy.	S1	A shed has a minimum setback from the road frontage in accordance with the relevant Table 9-7.1, 9-7.2, 9-7.3 or 9-7.4.
Shed Dimensions			
P2	Sheds are of an appropriate scale in keeping with the: (i) area of the lot and dwelling house erected thereon; buildings on adjoining lots; and (ii) the character of the surrounding area	S2.1	Development of a shed on land included within the Urban Expansion Zone, Village Zone, Urban Residential Zone, City Residential Zone, or Higher Density Residential Zone, has the following dimensions: (i) a total floor area of all sheds on an allotment is not more than 10% of the area of the site or not more than one third of the existing or proposed Dwelling House whichever is the lesser; (ii) a maximum length or width of 9.0m; (iii) a maximum eaves height of 3.5m above natural ground level; and (iv) a maximum apex height of 4.5m above

Specific Outcomes	Acceptable / Probable Solutions
	natural ground level. S2.2 Development of a shed on land included in the Rural Residential Zone, has the following dimensions: (i) a total floor area of all sheds on an allotment is not more than 10% of the area of the site or one half the area of the existing or proposed dwelling house, whichever is the lesser; (ii) a maximum length or width of 12.0m; (iii) a maximum eaves height of 3.5m above natural ground level; and (iv) a maximum apex height of 4.5m above natural ground level. S2.3 Development of a shed on land included in the Rural Zone, where the site adjoins land included in the Urban Expansion Zone, Village Zone, Urban Residential Zone or Higher Density Residential Zone and the shed is located less than a distance of 60 m from the adjoining site boundary, the shed has the following dimensions: a) a total floor area not exceeding one half the area of the existing or proposed dwelling house, whichever is the lesser; b) a maximum length or width of 12.0m; c) a maximum eaves height of 3.5m above natural ground level; and d) a maximum apex height of 4.5m above natural ground level.

Division 9 Environment and Infrastructure Code

9.36 Environment and Infrastructure Code

- (1) The provisions of this division comprise the Environment and Infrastructure Code as follows:
 - a) Compliance with the Environment and Infrastructure Code (**Section 9.37**);
 - b) Overall outcomes for the Environment and Infrastructure Code (**Section 9.38**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Environment and Infrastructure Code (**Section 9.39**).

9.37 Compliance with the Environment and Infrastructure Code

- (1) For assessable development, compliance with the Environment and Infrastructure Code is achieved when development is consistent with the specific outcomes in **Table 9-8**.
- (2) For self assessable development, compliance with the Extractive Industry Code is achieved when development is consistent with the acceptable solutions in **Table 9-9**.

9.38 Overall Outcomes for the Environment and Infrastructure Code

- (1) The overall outcome is the purpose of the Environment and Infrastructure Code.
- (2) The overall outcome sought for the Environment and Infrastructure Code is to provide for ecologically sustainable development in the City (irrespective of its scale or intensity) by ensuring that:
 - (a) infrastructure services are:
 - (i) suitable for the intended use of the land; and
 - (ii) provided in a cost effective, coordinated, efficient and equitable manner that supports sustainable development practices;
 - (b) The Great Barrier Reef World Heritage Area is protected from direct or indirect impacts of development;
 - (c) development is suitable having regard to the underlying geology and soil conditions;
 - (d) uses sensitive to external noise, vibration, dust and odours are protected from unacceptable impacts;
 - (e) overshadowing and lighting from development does not cause a substantial loss of amenity for residents;
 - (f) air quality in the City's air shed is maintained;

- (g) the quality of the surface and groundwaters in the City is maintained and protected from the effects of development; the risk of soil erosion and increased sedimentation as a consequence of development in the City is minimised;
- (h) the risk to life and property resulting from flooding and storm surge inundation is minimised;
- (i) Erosion prone areas are protected from incompatible development to maintain natural coastal processes and tidal regimes including the long-term stability of dunes and other types of coastal land forms.
- (j) Public access to and along the coast meets the public expectations for access to the coast, without detrimentally affecting the environmental values of the coast.
- (k) land uses adjoining high impact activity areas do not detract from the ongoing operation of those areas;
- (l) storage of hazardous substances is undertaken having regard to public safety,
- (m) adverse environmental impacts particularly from industrial uses, upon the surrounding ecosystems and the nearby residential areas are avoided;
- (n) landscaping is provided on premises to:
 - (i) be environmentally responsive;
 - (ii) provide shade;
 - (iii) enhance the appearance of the development;
 - (iv) buffer incompatible development.; and
 - (v) maximise opportunities for revegetation and rehabilitation of development sites;
- (o) development enhances community safety through design that:
 - (i) minimises the opportunity for, and reduces the risk of, crime;
 - (ii) provides for informal surveillance of public space so that anti-social behaviour or crime related incidences are discouraged, detected and prevented;
 - (iii) reduces the fear and risk of crime for people using private and public space; and
 - (iv) contributes to an urban environment which is user friendly and safe to live, work and move in at any time of day or night.

9.39 Specific outcomes, acceptable solutions and probable solutions for the Environment and Infrastructure Code

The specific outcomes sought for the Environment and Infrastructure Code are included in Column 1 of **Table 9-8** and the acceptable solutions / probable solutions are in Column 2 of **Table 9-8**.

This code is to be read in conjunction with the:

- Environmental Management Planning Scheme Policy.
- Erosion Prone Area Planning Scheme Policy
- Landscaping Planning Scheme Policy.
- Community Safety Design Planning Scheme Policy.
- Engineering Design Guidelines Planning Scheme policy
- Contributions Planning Scheme Policy
- Key Infrastructure Maps A & B (Information Map)~

9.40 Definitions

“Activity Generators” includes land uses that encourage the use of the public realm. Such uses may include outdoor cafes and restaurants, outdoor sporting areas located within open space, clusters of shops etc.

“Concealment” refers to spaces that, by their concealed nature are not easily visible and so provide the opportunity for the concealment of potential offenders and their victims as well as illegitimate uses, anti-social activity and crimes.

“Defined Flood Event (DFE)” means the flood event adopted by a local government for the management of development in a particular locality which for the purposes of this Planning Scheme is 1% AEP (100 year ARI). The DFE is generally not the full extent of flood-prone land.

“Erosion Prone areas” refers to areas identified on the Environment Protection Agency’s Erosion Prone Mapping.

“Haulage route” for the purpose of this code is a road or accessway from the site of a high impact activity to a state controlled road.

“High Impact Activities” for the purpose of this code are those activities and any haulage route servicing such activities and undertakings having operational characteristics with the potential to profoundly and adversely impact on adjoining land uses. Such activities and undertakings includes major industrial activities and infrastructure undertakings, abattoirs, land fill sites, waste water treatment plants, extractive industries, rendering works, sugar mills, food processing facilities and like activities.

“Incompatible development” refers to any commercial or industrial development sharing a common boundary with any residential development.

“Landscaping” is defined as the treatment of an area that combines plants and materials to enhance the visual and climatic aspects of a proposed development.

“Legibility” refers to the ability of people who are unfamiliar with an area to be able to find their way. Legibility instils a sense of confidence in users of public space and can be achieved through the identification of designated pedestrian routes through the use of signage, lighting and suitable landscaping.

“Legitimate Use” means any lawful and normally appropriate use of a building, facility or public space.

“Public Spaces” refers to:

- spaces that are publicly owned and which are intended for use by the public; and
- spaces that are privately owned and which are intended for use by the public.

“Residential Land” for the purpose of this code includes land occupied by residential uses or included within the High Density Residential, Urban Residential, Urban Expansion and Rural Residential Zones.

“Surveillance” refers to informal surveillance (e.g. by casual observers), organised surveillance (by trained security guards, attendants and other trained personnel) and mechanical surveillance (e.g. security cameras).

“Vulnerable Premises” means:

- uses and activities such as (but not limited to) licensed premises (including taverns, hotels, entertainment venues, licensed clubs, off-premises bottle shops and nightclubs), large entertainment and recreational venues, large institutional uses (e.g. tertiary campuses, hospitals), schools, car parks (50 spaces and greater), public toilets, telephone booths and Automatic Teller Machines;
- premises of agencies used in maintaining social order including police stations, security firms, offices of Members of Parliament;
- any use or activity in a ‘vulnerable setting’ which generates people movement or use at times when there are less than normal business hour levels of formal and/or informal surveillance;
- any use operating at night-time (after 9:00 p.m.) or over a 24 hour period - (Automatic Teller Machines, service stations, institutions or tertiary educational facilities, or public transport interchanges); and
- any large scale project considered to have wide ranging safety implications such as (but not limited to) major shopping centres.

“Vulnerable People” means those individuals, or groups of people, who are likely to perceive themselves as being at risk of violence in the community or workplace and also those persons perceived by others to be vulnerable and therefore potential victims.

Such people may include (but is not necessarily limited to) people with disabilities, older people, students, ethnic minorities, young people and women.

“Vulnerable Setting” means settings that are isolated or concealed, or which otherwise generate a poor perception of safety, especially where regular after hours use is anticipated, and include:

- access routes (pedestrian and bicycle) to and from shopping centres, tertiary campuses, hospitals and other large institutions, car parks, public transport, places of employment or entertainment and community facilities;
- entrances and exits to venues and car parks; and
- concealment points and landscaping.

“Watercourse” for the purpose of this code means a waterway, creek or river as defined in ‘State Policy for Vegetation Management on Freehold Land: Explanatory Notes to Code’. (DNRM, May 2003).

Table 9-8 Specific Outcomes and Acceptable & Probable Solutions for the Environment and Infrastructure Code

Infrastructure

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
Infrastructure Provision			
P1	Adequate infrastructure is provided in time to meet the needs of the development.	S1	The timing for provision of infrastructure for development complies with the standards and contribution requirements detailed in the Engineering Design Guidelines Planning Scheme Policy
P2	Premises are provided with appropriate areas of private and public open space. Note: Guidance in regards to the design and provision of open space is provided in the Open Space Planning Scheme Policy and the Contributions Planning Scheme Policy.	S2	The provision of open space complies with the standards and requirements detailed in the Open Space Planning Scheme Policy and the Contributions Planning Scheme Policy
P3	Premises have an adequate, safe and reliable supply of water, including potable water, and is connected, where possible, to an existing reticulated water supply.	S3.1	Premises are connected to Council's reticulated water supply system .
		S3.2	If connection to Council's reticulated water supply system is not possible, a potable water supply is provided in accordance with the standards detailed in the Engineering Design guidelines Planning Scheme Policy).
P4	Treatment and disposal of waste water ensures: (i) no adverse ecological impacts on the environment, particularly nearby receiving environments including surface waters and ground water; and (ii) the cumulative impacts of on site waste water treatment will not cause deterioration of environmental conditions.	S4.1	Connection to Council's reticulated sewerage treatment system; or.
		S4.2	Where connection to Council reticulated sewerage system is not possible, and where 20 people or less, Council will refer to the requirements of the Environmental Protection (Water) Policy 1997 and the On Site Sewerage Code (NR&M July 2002) and AS 1547. to ensure the premises are suitable for effluent disposal.
		S4.3	Where more than 20 people, no solution specified.
On-Site Works			
P5	Drainage works are designed to ensure that adjoining land and the existing upstream and downstream drainage systems are not adversely affected by development, taking into account: (i) scope for on-site stormwater retention, including the collection of water for reuse, and the use of communal carparks for stormwater retardation; (ii) maximisation of on-site infiltration by minimising hardstand areas;	S5	Drainage works complies with the requirements of the Engineering Design Guidelines Planning Scheme Policy

³ Guidance on the design and construction of drainage systems is provided by the *Queensland Urban Drainage Manual 1994*.

Specific Outcomes		Acceptable / Probable Solutions	
	(iii) need for a stormwater system that can be economically maintained; (iv) protection of downstream water quality; (v) safety of pedestrians and vehicles; (vi) location of discharge; (vii) proportion of impervious area on the site to minimise the amount of run-off; and (viii) construction of buildings, structures or paving up to site boundaries which avoid blocking or concentrating natural flow paths³.		
External Works			
P6	Kerb and channelling is provided to a satisfactory standard and constructed to: (i) prevent edge fretting; (ii) perform required drainage functions; (iii) provide the appropriate level of control for vehicle movement; (iv) allow ready access to abutting properties at suitable locations; and (v) contribute to the desired streetscape character of the locality.	S6	Premises are provided with kerb and channel in accordance with the Engineering Design Guidelines Planning Scheme Policy.
Roads			
P7	All proposed road pavement surfaces: (i) are of a quality and durability suitable to the intended traffic volumes and loads; (ii) provide all-weather access; (iii) allow the discharge of rainfall; (iv) provide the safe passage of vehicles and pedestrians; and (v) provide a reasonable, comfortable riding quality.	S7	Roads are provided in accordance with the Engineering Design Guidelines Planning Scheme Policy ‘
Drainage networks			
P8	In urban areas, the major drainage network is designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the DFE applicable to drainage so that: (i) floodways are restricted to areas where there is no damage to property or hazards for motorists, and (ii) runoff is directed to a lawful point of discharge through competently designed and constructed outlet works.	S8	Design requirements of the Engineering Design Guidelines Planning Scheme Policy

Specific Outcomes		Acceptable / Probable Solutions	
Public Utilities			
P9	Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement. ⁴	S9	Street lighting and signage comply with the requirements of the Engineering Design Guidelines Planning Scheme Policy
Infrastructure Payments			
P10	The costs of providing infrastructure is funded by the development giving rise to the need for the infrastructure.	S10	The funding of infrastructure complies with the requirements of the Contributions Planning Scheme Policy
Car Parking and Access			
P11	Premises are provided with: (i) adequate vehicle parking spaces to satisfy the anticipated requirements of the activity; (ii) safe and efficient access and manoeuvring areas to meet the anticipated volume and type of traffic; (iii) large vehicles are able to enter and leave the site without prejudicing the safety and efficiency of the road; (iv) access driveways are located and designed to minimise conflicts with traffic and pedestrians; and (v) vehicle crossings from the carriageway to the frontage of the site are constructed and finished to appropriate standards for the expected volume and type of traffic generated by activities on the site.	S11.1	Vehicle parking on the site is in accordance with the rates specified in Schedule 2
		S11.2	Vehicles are able to enter and exit the site (with the exception of dwelling house and duplex) in a forward gear.
		S11.3	The design of car parking and access complies with the requirements detailed in the Engineering Design Guidelines Planning Scheme Policy

Environmental Amenity

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
Lighting Management			
P1	Outdoor lighting does not cause a loss of amenity to adjacent premises as a result of the light it emits either directly or by reflection. Note: Council will refer to the provisions of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i>	S1	<i>No solution specified</i>
Overshadowing			
P2	The amenity of adjacent residential land is not adversely affected by shadows cast by adjoining building or structures.	S2	Buildings do not cast a shadow over more than 30% of an adjoining residential lot at any time between the hours of 9am and 3pm on 22 June.

⁴ 'Australian Standards and Manual for Uniform Traffic Control Devices' provides guidance in relation to these matters.

Specific Outcomes		Acceptable / Probable Solutions	
Building Setbacks			
P3	Residential buildings are sited to minimise loss of amenity for residents' adjacent to cane tram lines.	S3	Residential buildings are set back a minimum of: (i) 50m from cane tram lines; and (ii) 100m from cane tram line level crossings and sidings.
P4	Buildings are set back from a road frontage to: (i) complement the existing built form; and (ii) preserve the safety of vehicle movement along adjoining roads.	S4	No solution specified.

Noise and Vibration Management

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Noise and vibration do not detract from the amenity of residents or employees of any adjacent premises.	S1	No solution specified.
P2	Premises accommodating uses which are likely to generate noise are designed and constructed with noise attenuation measures to avoid noise nuisance to nearby uses.	S2	No solution specified.
P3	Noise sensitive uses locating adjacent to State controlled transport infrastructure incorporate attenuation, building design and orientation measures. Note: Development adjacent to State controlled roads complies with the Department of Main Roads – Road Traffic Noise Management Code of Practice.	S3	No solution specified.

Air Quality

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Premises used for purposes likely to generate emissions such as air pollutants, heat and odours incorporate: (i) physical measures for removing pollutants from emissions prior to discharge to the atmosphere; (ii) physical measures for reducing the temperature gradient between emissions and the atmosphere prior to discharge; and (iii) operational systems, including monitoring systems for major industry and major infrastructure, which maintain emissions within <i>ANZECC guideline standards</i>.	S1	No solution specified.

Flooding

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Premises subject to risk of inundation or damage through flood are provided with immunity to that risk in order to reduce potential property damage and to ensure public safety.	S1 1	Development is sited on land that would not be subject to flooding during a DFE; or
		S1.2	For development comprising a residential element, the floors of all habitable rooms are located 300mm above the DFE; or
		S1.3	For non residential development or development involving temporary or moveable residential structures (e.g. caravan parks): (i) buildings are located and designed so that floor levels (except areas used for car parking) are 300mm above the DFE; or (ii) there is at least one evacuation route that remains passable for emergency evacuations during all floods up to and including the DFE.
Assessable Development			
P2	There is no increase in the number of people living or working on a flood prone site, except where the premises are occupied on a short term or intermittent basis.	S2	No solution specified
P3	Development does not result in adverse impacts for the safety of people or the capacity to use land within a floodplain and does not involve: (i) Any physical alteration to a watercourse; or (ii) Net filling of 50 cubic metres; or (iii) The proposed works either: (A) avoid any reductions of on-site flood storage capacity and contain within the subject site any changes in depth/duration/velocity in flood waters of all floods up to and including the DFE; or (B) do not change the flood characteristics at the DFE outside the subject site in ways that result in: - loss of flood storage; - loss of / changes to flow paths; - acceleration or retardation of flows; or - any reduction of flood warning times elsewhere on the floodplain.	S3	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
P4	Storage and handling of hazardous substances on sites that are subject to risk of inundation or damage through flood, ensures that persons and property are not placed at unreasonable risk.	S4	Storage or handling of substances that may be a hazard to the environment or human safety by the risk of contamination due to flooding: (i) is undertaken in accordance with a risk assessment; and (ii) provides for the storage of any hazardous substances above or securely isolated from the DFE level.
P5	The use is designed to minimise the impact of Cyclonic Hazards	S5	No solution specified.
Undefined Flood and Inundation Areas			
P6	Where flood limits are not identified, development is undertaken such that there is no adverse affects on flood levels or flows on the site or up-stream and down-stream of the site	S6	No solution specified.

Water Quality

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Development does not detract from the maintenance of water quality in the City's watercourses and bulk water storages, in particular its: (i) environmental values; and (ii) where applicable, potability of the water supply.	S1	No solution specified
P2	Premises incorporate: (i) physical measures for intercepting and treating surface water drainage and spilled substances prior to their release to the watercourses; and (ii) bunding of sites or areas within sites or integrated drainage systems which include waste water treatment measures, where chemicals, fuels, lubricants or other soluble pollutants are being handled or stored. Note: Council will refer to the Environmental Protection Policy (Water) 1997	S2	No solution specified
P3	The City's groundwater resources are maintained by: (i) providing an integrated treatment system capable of removing gross pollutants, sediments, oily residues and sludges from drainage and stormwater; (ii) providing storage of waste water in secure and sealed storage facilities; (iii) ensuring efficient disposal areas and ground and surface water retrieval areas are buffered from each other;	S3	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
	(iv) ensuring that contaminants do not enter the groundwater resources; and (v) with reuse of reclaimed water, ensuring safe treatment and disposal of contaminated water.		
P4	The biodiversity and habitat values of coastal areas and associated estuarine systems are protected from: (i) increased nutrient or sediment levels; or (ii) changed flow, inhibited passage, or hydrologic regimes of the natural coastal and marine margins, which may result from development.⁵	S4	No solution specified.
P5	Sediment and nutrient loadings into a watercourse are minimised through: (i) treated on-site effluent; (ii) adequate stormwater run-off controls; and (iii) on-site and off site erosion controls.	S5	No solution specified.

Sediment and Erosion Control

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Minimisation of the risk of erosion and sedimentation either on-site or elsewhere, by a comprehensive approach to soil erosion control and sedimentation management, including: (i) the minimisation of: (ii) earthworks; (a) clearing of land; (b) long term stockpiling of excavated materials; (iii) use of appropriate construction management techniques; (iv) diverting surface water drainage around disturbed areas; and (v) treating and removing sediments from stormwater over disturbed areas prior to release from the site.	S1.1	In urban areas, no solution specified ⁶ .
		S1.2	In rural areas, a comprehensive approach to soil erosion and sedimentation control is adopted by: (i) minimising the extent of disturbance on slopes steeper than 10% (or 1:10); (ii) controlling surface drainage by using natural flow paths wherever possible; (iii) rehabilitating disturbed areas as soon as practical after completion of works by seeding with native grasses, ground covers and trees; and (iv) constructing ponds or small dams off natural flow paths, for collection and interception of surface drainage from areas disturbed for prolonged periods.
P2	Progressive rehabilitation of disturbed areas occurs within the site through a comprehensive rehabilitation program including: (i) the grading and reshaping of the disturbed areas to provide controlled and stable	S2	No solution specified.

⁵ See ANZECC *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*, 2000.

⁶ Guidance in relation to erosion and sedimentation control in urban areas is provided by "Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites", 1996 Witheridge, G. (referenced in Part 13, Division 19) and the Queensland Urban Drainage Manual, 1994.

Specific Outcomes	Acceptable / Probable Solutions
drainage flow paths; (ii) the construction of drainage paths which divert high velocity flows away from disturbed areas; (iii) the re-spreading of stored top soil stripped from the site; and (iv) the planting of the disturbed area with native species of grasses, ground covers and trees.	

Coastal Management

Public Access and Roads	
Assessable Development	
P1 (i) there is no net loss of public access to the foreshore, or of public useability of coastal waters; (ii) appropriate location and design is achieved with respect to sensitive coastal resources and their values; (iii) roads that run parallel to the coast, are set back from erosion prone areas and significant coastal resources, with only smaller access roads running to the coast; and (iv) minor spur roads to the foreshore and associated car parks provide access to the foreshore at locations that are convenient to the public, have low environmental sensitivity, and avoid locations that may increase storm tide hazard.	S1 No solution specified.
Erosion Prone Areas	
Assessable Development	
P1 Development and permanent buildings are minimised in erosion-prone areas as defined in this code (apart from temporary or relocatable structures required for safety and recreational purposes).	S1.1 Reconfiguring a lot within an erosion prone area incorporates erosion prone land as undeveloped open space. S1.2 Relocatable structures such as picnic tables, barbecues, coastal trails, bikeways, demountable structures, equipment sheds, lookouts, elevated decks, shelter sheds etc are located within erosion prone areas only where they remain relocatable. S1.3 All other development is; (i) located outside of the erosion prone area; or (ii) as far landward as practical within the lot ; and (iii) is coastal dependent development (as defined in this code).

Specific Outcomes	Acceptable / Probable Solutions
	S1.4 All building works (excluding demolition), including extension to existing buildings, on lots wholly or partly within the erosion prone area are: (i) For rural areas and undeveloped urban areas, located landward of the erosion prone area to minimise the extent of permanent building inside the erosion prone area; and (ii) For urban areas, located wholly landward of the alignment of existing neighbouring buildings and of a scale and intensity similar to that of the surrounding development.
P2 Where there is existing development within an erosion-prone area, redevelopment and extensions do not (as defined in this code):- (i) extend the intensity of the existing level; or (ii) compromise coastal management outcomes and principles Note: Supporting information required in order to demonstrate compliance is set out in the Erosion Prone Area Planning Scheme Policy.	P2 No solution specified.

High Impact Activity Areas

Specific Outcomes		Acceptable / Probable Solutions				
Self Assessable and Assessable Development						
P1	Land uses adjoining high impact activity activities as indicated on Figure 9-8.1 and Figure 9-8.2 “High Impact Activities” are designed and sited to manage adverse effects on site users by providing: (i) noise attenuation measures; (ii) buffers between sensitive uses and the high activity areas; (iii) landscaping including bunding between sensitive use areas and high impact activity areas; and (iv) any other measures required to ensure that a nuisance is minimised.	S1	Land uses adjoining high impact activity areas are set back from those areas in accordance with Table 9-8.3 .			
		Table 9-8.3 Setbacks (measured from the boundary of the actual activity including ancillary site area for supporting activities or planned future expansion)				
		High Impact Activity		Buffer Distance		
		Sewerage Treatment Plants(in general)				
		50,000 EP plant		1.475 km		
		3,500 EP plant		700m		
		less than 3,500 EP plant		500m		
		<u>Key Resource Areas (KRAs) (See Figs 9-8.1 and 9-8.2)</u>				
		The Cedars – KRA23		1000m		
		The Cedars Haul Route		100m		
		Farleigh – KRA24		1000m		
		Farleigh Haul Route		100m		
		<u>Activities Producing Spray Drift, Noise, Smoke or Odour</u>		<u>Min. Default Distance (m)</u>	<u>Min. Design distance with Buffer (m)</u>	
		Agricultural chemical spray drift		300m open space	40m vegetated buffer	
		Intermittent odour (>88 hrs/yr)		500m	500m	
		Intermittent noise as defined in planning guidelines		60m day / 1000 night	15m day / 250 m night	
		Long term noise (< 50 hours /year)		500m day / 1000m night	120m day / 1000m night	
		Dust, smoke and ash		150m	40m	
		Quarries (Council and State Quarries other than KRAs)		1000m		
		Slaughter Yard		1000m		
Sugar Mill		1000m				
Meatworks		1000m				
Waste Facilities		1000m				
University		200m				

Specific Outcomes		Acceptable / Probable Solutions
P2	Specific Sewerage Treatment Plants meet the following criteria:	S2 No solution specified.
PLANT	BUFFER DISTANCE	
Mackay Southern Water recycling Facility 97,000 EP	1.7km	

Figure 9-8.1 Key Resource Area – Farleigh

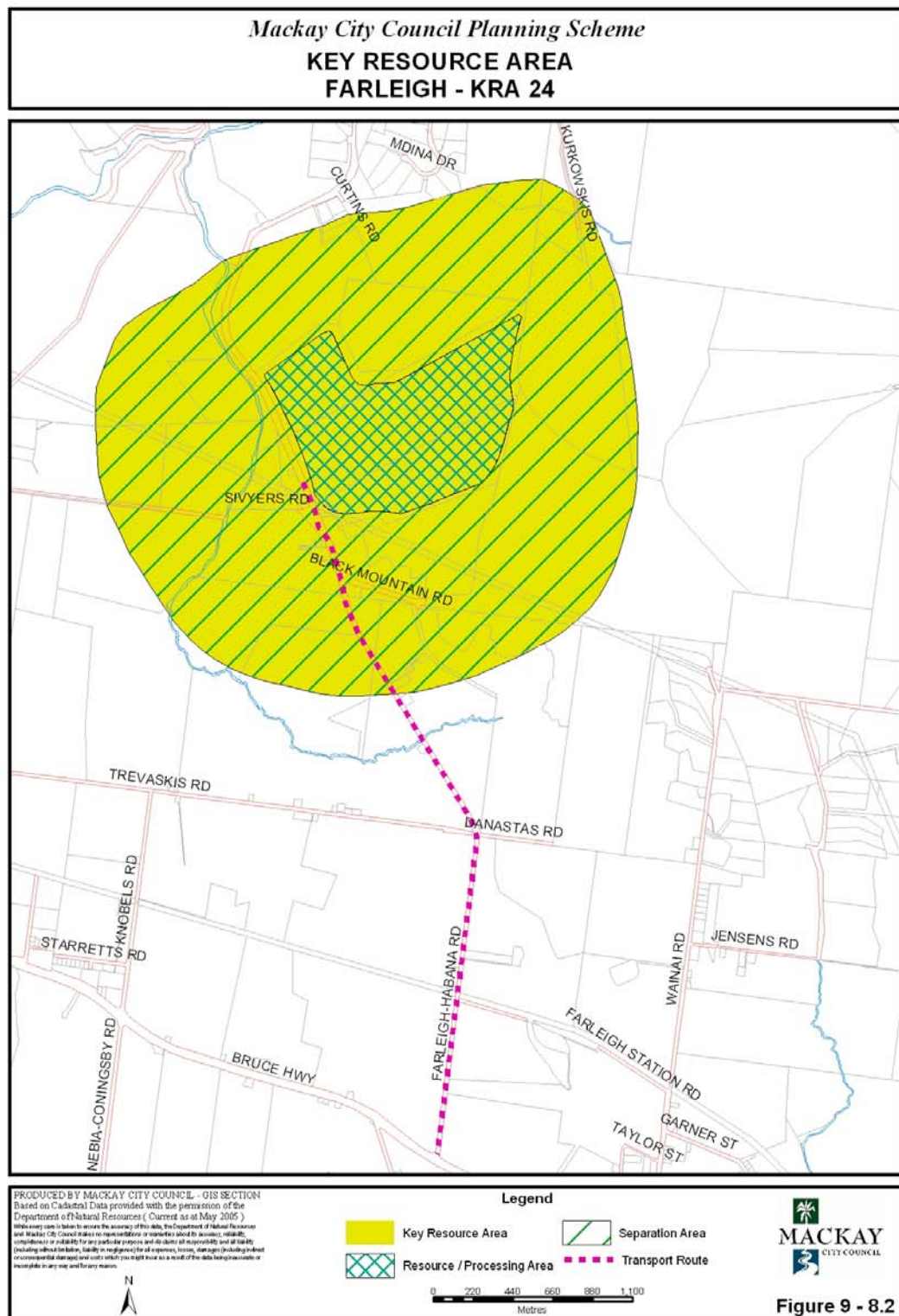
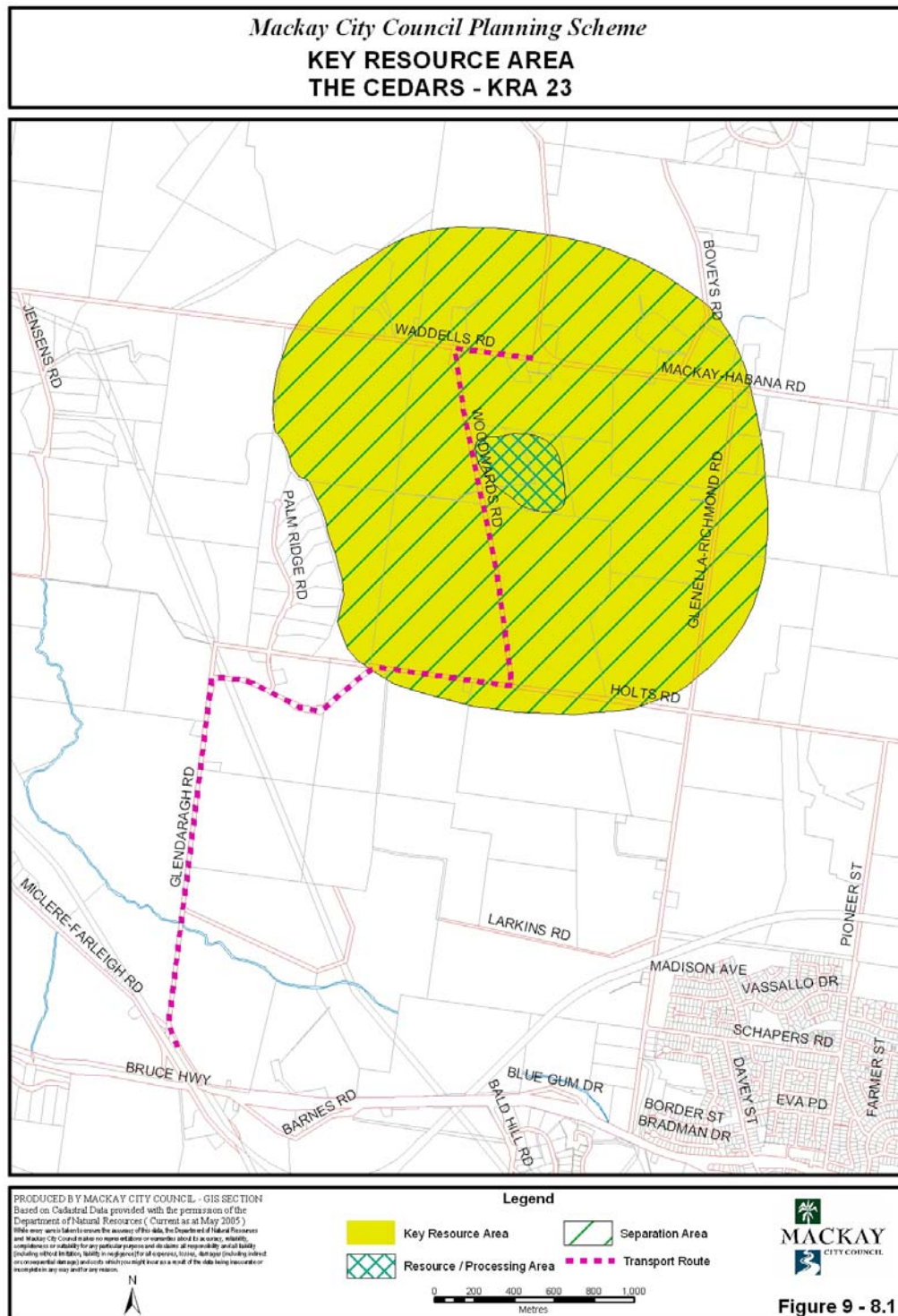


Figure 9-8.2 Key Resource Area – the Cedars



Landscaping and Fencing

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Development is provided with adequate and suitable landscaping and screening on the site which ensures: (i) an attractive streetscape appearance; and (ii) the privacy and amenity of any adjoining residences.	S1	Landscaping is provided in accordance with the Landscaping Planning Scheme Policy
P2	Landscaping is designed to prevent encroachment upon electricity infrastructure.	S2.1	Landscaping near electricity lines or substations, are designed and developed so that any vegetation at maturity or landscaping structures or works will not exceed 4.0m in height on land: (i) in an electric line shadow ⁷ ; or (ii) within 5m of an electric line shadow; or (iii) within 5m of a substation boundary.
		S2.2	Elsewhere, vegetation is planted in a position that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum height at maturity of vegetation.
		S2.3	On land adjoining an electricity substation boundary, the vegetation foliage at maturity will not be within 3m of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.
P3	Landscaping provides a 2m wide landscaped strip adjacent to the road frontage incorporating existing vegetation wherever possible.	S3	No solution specified
P4	A landscape strip is provided comprising either a 1.8m high solid fence or 2m wide planted screen adjacent to all side and rear boundaries of a site which adjoins any residential area.	S4	No solution specified
P5	Landscaping around buildings is designed to maximise shade and redirect cooling breezes in summer and to provide a windbreak in winter.	S5	No solution specified
P6	Landscaping incorporates planting for shading summer sun, including: (i) tall shade trees to the west and east of the building; and (ii) trellises or pergolas adjacent to windows to the north of the building.	S6	No solution specified
P7	Landscaping is designed to maximise the outdoor shade areas and minimise use of hard reflective surfaces around the building	S7	No solution specified

⁷ Electric Line Shadow is defined in Schedule 1

Specific Outcomes		Acceptable / Probable Solutions	
Landscaping for Outdoor Vehicle Parking Areas			
P8	Landscaping for outdoor vehicle parking areas, where development is for the purposes of Accommodation units, multiple dwelling units, Sport and recreation, indoor entertainment, outdoor entertainment, child care centre, service station, motel, Industrial uses and retail or commercial uses, will: (i) visually enhance the area along any road frontage; (ii) screen the area from any adjoining residential or other sensitive uses; (iii) provide visual relief and shade throughout the area; and (iv) be compatible with local native species.	S8.1	Landscaping of outdoor vehicle parking areas provides planting of trees and shrubs: (i) in a strip 2m wide along any primary road frontage at a density and a scale appropriate to the size of the vehicle parking area and the function of the adjoining road; and (ii) in median areas throughout the vehicle parking area at a rate of 1 shade tree for every 6 parking spaces. S8.2 Provide a wall, fence or continuous screen planting, to a height of at least 1.8m along any boundary to land used or likely to be used for residential or other sensitive use.
Landscaping - General Requirements			
P9	Landscaping is designed and established to: (i) an appropriate scale relative to both the street reserve width and to the size and nature of the development; (ii) incorporate remnant vegetation, where possible; (iii) provide summer shade and shelter for pedestrian comfort and energy efficiency of buildings; (iv) maximise areas suitable for on-site infiltration of stormwater; (v) allow for pedestrian and vehicle safety; (vi) generate a cohesive and distinct visual character for the streetscape and locality; (vii) be suitable to the tropical climate; and (viii) Provides planting, paving and other landscape treatment according to a Landscaping Plan Note: The Landscape Planning Scheme Policy should be referred to for information that may be required by Council to assist in assessment of an application.	S9	No solution specified.
Vegetation Management			
P10	Natural vegetation is maintained wherever possible. Note: Assessable development being operational work that is clearing of native vegetation of freehold land consistent with Schedule 8, Part 1, 3A of IPA will be assessed under the provisions of the <i>Vegetation Management Act 1999</i> and the State code for clearing of vegetation on freehold land.	S10	No solution specified

Community Safety Design Principles

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
Surveillance and Sightlines			
P1	Premises provide opportunities for informal surveillance from surrounding buildings and land uses. Note: Ways of showing compliance are as follows: (i) Windows in buildings overlook pedestrian routes, open space areas and car parks. (ii) No blank building facade is presented to any street frontage. (iii) Street level windows are provided in buildings fronting onto public spaces and movement routes.	S1	No solution specified
P2	Where located adjacent to public areas, premises are designed to permit surveillance of public areas.	S2	No solution specified
P3	Buildings and street addresses in urban areas are easily identified.	S3	No solution specified
P4	Premises for uses other than dwelling houses and dual occupancy, are illuminated at night to: (i) maximise personal safety of site users; and (ii) minimise opportunities for attack by hidden persons. (iii) provide lighting along access routes, in building entrances, site entries, car parking areas and other movement areas used after dark	S4	No solution specified
P5	Visibility is provided into stairwells, elevators, car parks, lobby entrances and bicycle parking facilities.	S5	No solution specified.
P6	Premises and their surrounds do not include: (i) 'blind' corners (including on stairs, in corridors or other situations where movement can be predicted); (ii) sudden changes of grade on pathways which reduces sightlines; (iii) concealment spots (unless they can be secured after hours); and (iv) pedestrian tunnels, excepting that where unimpeded sightlines or the absence of concealment points cannot be reasonably achieved, equipment (such as security mirrors) and good lighting is provided to enhance visibility. (v) Potential concealment areas (i.e. dead-end alleys) are restricted or locked after hours. (vi) Where a concealment spot is unavoidable, there are aids to visibility such as convex	S6	No solution specified

Specific Outcomes		Acceptable / Probable Solutions	
	mirrors and good secure lighting. (vii) Concealment spots such as: (A) dark areas adjacent to a main/designated pedestrian routes; (B) private dead-end alleyways; (C) indentation in fencing or walls; (D) gaps in the streets such as entrances to interior courtyards and recessed doorways; and (E) areas that are isolated after dark; are not located on the premises.		
P7	Building entrances: (i) are clearly defined; (ii) are well lit and face the street; (iii) do not create concealment spots; (iv) provide clear sightlines from the building foyer so that occupants can see outside before leaving the building; (v) have lobbies visible from the exterior; and (vi) have staff entrances, if separate, which are well lit and maximise opportunities for informal surveillance and for clear sightlines.	S7	No solution specified.
P8	Landscaping is designed and maintained to provide informal surveillance and clear sight lines on accessways and to other public spaces.	S8	"Vulnerable premises" provide landscaping designed to promote safety including: (i) planting which does not obscure doors and windows overlooking public spaces and isolated areas; (ii) shrubbery and low-level planting associated with footpaths which does not exceed 0.5m in height where abutting pavements; (iii) trees in vulnerable settings which do not have branches below 1.5m; and (iv) hard landscaping elements such as low fencing and walls (below 1.2m) which guide pedestrians and vehicles along designated paths.
Safe Movement and Access			
P9	The design of premises provides for unimpeded sightlines, particularly along pedestrian and bicycle routes.	S9	All barriers (including landscaping features) along bicycle and pedestrian routes are visually permeable (i.e. can be easily seen through to reduce concealment points).
P10	Car parking areas are: (i) designed to optimise informal surveillance and illumination, and to minimise unlawful access; (ii) well lit to enable visibility of all external edges and routes providing access to the	S10	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
	car park; (iii) designed to minimise instances of large numbers of cars being co-located (over 100 cars in a single block). If more than 100 cars, more than one entry / exit point is provided so that the car park does not become an entrapment area.		
P11	Underpasses and overpasses are designed and located to reduce opportunities for crime, so that: (i) pedestrians are able to see what is in an underpass or tunnel and at the end of it before entering; and (ii) signs at each end of an underpass indicate where it leads and an alternative route to use at night.	S11	No solution specified.
P12	Underpasses are wide enough to accommodate both pedestrian and cycle traffic, (Note: Council will refer to the provisions of <i>AUSTROADS Guide to Traffic Engineering Practice Part 14- Bicycles</i>).]	S12	No solution specified.
P13	The design and location of laneways and alleyways promotes community safety.	S13.1	Laneways are straight and have more than one entrance.
		S13.2	Unnecessary access to buildings from laneways is avoided.
Building Design and Lighting			
P14	Buildings contribute positively to the enhancement of public safety and security.	S14.1	Ramps and elevator entrances are located in areas which are not isolated.
		S14.2	Lifts are located within a secure entrance, and incorporate graffiti and vandal-resistant measures (i.e. a fully glazed and enclosed vestibule area at the exit to the lifts).
		S14.3	Loading and storage areas are well lit or can be locked after hours.
		S14.4	Parking spaces are allocated near the building entry for employees working after hours.
		S14.5	Enclosed or underground car parks can only be accessed from inside the building or through a security system.
		S14.6	All windows, particular those at street level are secure, without creating a 'fortress-like' appearance (i.e. avoid solid roller shutters).
P15	Lighting is provided which: (i) increases safety and security in and around the premises; (ii) considers vegetation, in both its existing and mature forms, or other elements that may have the potential to block out light; (iii) illuminates inset spaces, access/egress routes car parking areas and signage; and (iv) supports visibility for pedestrians, as well as road users.	S15.1	No specific solution
		Note: Council will refer to the following as guidance in assessment of compliance: Security lighting is consistent with Australian Standard S 4282 (1997) (<i>The Control of Obtrusive Effects of Outdoor Lighting</i>). Lighting of pedestrian and bicycle movement routes, public spaces and outdoor signage in public spaces is to the minimum Australian Standard of AS1158 (<i>Public Lighting Code</i>).	

Division 10 Extractive Industry Code

9.41 Extractive Industry Code

- (1) The provisions of this division comprise the Extractive Industry Code as follows:
 - a) Compliance with the Extractive Industry Code (**Section 9.42**);
 - b) Overall outcomes for the Extractive Industry Code (**Section 9.43**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Extractive Industry Code (**Section 9.44**).

9.42 Compliance with the Extractive Industry Code

- (1) For assessable development, compliance with the Extractive Industry Code is achieved when development is consistent with the specific outcomes in **Table 9-9**.

9.43 Overall Outcomes for the Extractive Industry Code

- (1) The overall outcome is the purpose of the Extractive Industry Code.
- (2) The overall outcomes sought for the Extractive Industry Code are the following:
 - (a) public safety and the amenity of the locality is protected from the impacts of extractive industry such as drilling, blasting and crushing of resources;
 - (b) extractive industry operations are managed so that environmental impacts are contained within the premises;
 - (c) the impact of quarry-related traffic flows on the City's transport infrastructure in terms of traffic flows, road capacity and road life is able to be sustained by that infrastructure;
 - (d) haulage routes connecting extractive industries with the arterial and sub-arterial road network generally avoid existing residential and village areas as well as sensitive environments and are suitably buffered from other incompatible land uses; and
 - (e) disturbed areas are rehabilitated progressively to achieve a stable landform which is acceptable for future land use.

9.44 Specific outcomes, acceptable solutions and probable solutions for the Extractive Industry Code

- (1) The specific outcomes sought for the Extractive Industry Code are included in Column 1 of **Table 9-9** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-9**.

9.45 Definitions

There are no definitions specific to this Code.

Table 9-9 Specific Outcomes and Acceptable and Probable Solutions for the Extractive Industry Code

On-Site Planning

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The layout and sequence of activities planned for the extractive industry operation protects public safety and maintains the existing amenity and environmental values of the locality by: (i) minimising haulage distance to a State controlled road and the impact of haulage on the City's road network; (ii) minimising land disturbance and vegetation loss; (iii) avoiding disturbance of cultural heritage areas; (iv) avoiding disturbance to habitats containing endangered, rare, vulnerable or threatened species; (v) utilising natural barriers, staging workings, using progressive rehabilitation, constructing banks and landscape screens to minimise visual impacts; and (vi) establishing waste management practices to minimise waste.	S1	No solution specified.

Management of Operations

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Vehicle access to, from and within, the premises: (i) is able to accommodate the type and volume of traffic generated; (ii) does not create or worsen any significant traffic hazard; (iii) does not have adverse effects on the amenity of the locality; and (iv) has a width of between 6 m and 9 m and is located not less than 9 m from any other access to the premises.	S1	No solution specified.
P2	The proposed haulage route to the premises: (i) is provided along sealed roads; (ii) uses high order roads (i.e. State controlled roads, arterial roads, sub-arterial roads); and (iii) does not cause heavy vehicle traffic to pass through residential and village areas or other sensitive environments.	S2	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
P3	Carting of materials associated with extractive industry does not diminish the condition of public roads ⁸	S3	Where impacting on State controlled road infrastructure or Council roads ameliorative works are undertaken to maintain the conditions of the roads;
P4	The extractive industry operations include a buffer that effectively mitigates the impacts of noise, dust, vibration and views of the operations from adjoining land and the surrounding locality.	S4.1	Extraction and processing activities are conducted more than 40m from all boundaries and: (i) where blasting is used for extraction, 1000m from any sensitive uses; or (ii) where mechanical means are used for extraction and processing, 400m from any sensitive uses.
		S4.2	A densely vegetated buffer using native species is provided which: (i) has a minimum width of 20m; (ii) is provided to all boundaries of the premises; and (iii) includes any areas of significant existing native vegetation.
		S4.3	Extraction and processing activities are oriented and sited away from existing dwelling unit on surrounding land.
		S4.4	Extraction and processing activities are screened from view from any trafficked public roads, residential, business, industrial and special activity areas by: (i) natural topographic features; (ii) method of working the land; and (iii) landscaping.
P5	On-site drainage is designed, constructed and maintained to: (i) prevent ponding in excavated areas; (ii) minimise and control erosion; and (iii) prevent pollution of groundwater and surface water.	S5.1	Banks and channels are constructed to divert stormwater runoff away from disturbed areas susceptible to erosion.
		S5.2	Drainage basins are provided as required to detain stormwater runoff from disturbed areas to allow settlement of sediments.
		S5.3	Bunding, treatment and disposal provisions are made for industrial wastes.
P6	Blasting, crushing, screening and loading is carried out safely so that disturbance to sensitive uses is minimised.	S6.1	Blasting operations are limited to the hours of 9:00 a.m. to 5:00 p.m. Monday to Friday.
		S6.2	Blasting operations occur no closer than 1000m from a sensitive use or trafficked road.
		S6.3	Other operations limited to within the hours of 6:00 a.m. to 6:00 p.m. Monday to Saturday.
		S6.4	No operations are conducted on Sundays or public holidays.
		S6.5	The premises has signs to warn the public of operations and safety hazards.
P7	Operation areas are fenced to prevent unauthorised or accidental public entry.	S7	Security fencing having a minimum height of 1.8m is erected at a safe distance around excavated areas.

⁸ Contributions may be required in accordance with the Guidelines for Assessment of Road Impacts of Development Proposals.

Rehabilitation

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Rehabilitation is in accordance with a management plan providing for: (i) progressive/staged rehabilitation works; (ii) clean-up works (including areas of possible soil contamination); (iii) landform and soil profiles which approximate those which were pre-existing on the site; (iv) revegetation using native plant species; (v) monitoring for all aspects of the operations impacting on the environment; and (vi) providing a stable and sustainable land form upon the cessation of operations.	S1	No solution specified.
P2	Rehabilitation works undertaken ensure the effective return of disturbed areas and suitable for future land use.	S2	No solution specified.
P3	A bond for the performance of rehabilitation works is provided.	S3	No solution specified.

Division 11 Heavy Vehicle Parking Code

9.46 Heavy Vehicle Code

- (1) The provisions of this division comprise the Heavy Vehicle Parking Code as follows:
 - a) Compliance with the Heavy Vehicle Parking Code (**Section 9.47**);
 - b) Overall outcomes for the Heavy Vehicle Parking Code (**Section 9.48**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Heavy Vehicle Parking Code (**Section 9.49**).

9.47 Compliance with the Heavy Vehicle Parking Code

- (1) For assessable development, compliance with the Heavy Vehicle Parking Code is achieved when development is consistent with the specific outcomes in **Table 9-10**.

9.48 Overall Outcomes for the Heavy Vehicle Parking Code

- (1) The overall outcome is the purpose of the Heavy Vehicle Parking Code.
- (2) The overall outcome sought for the Heavy Vehicle Parking Code is to ensure the parking of heavy vehicles in residential and rural areas:
 - (a) heavy vehicle parking does not occur in residential areas;
 - (b) does not detract from the streetscape of the surrounding area;
 - (b) is ancillary to an existing dwelling house on the same premises; and
 - (c) does not diminish the amenity of a rural or residential area, particularly due to noise, odours and emissions of the heavy vehicle.

9.49 Specific outcomes, acceptable solutions and probable solutions for the Heavy Vehicle Parking Code

- (1) The specific outcomes sought for the Heavy Vehicle Parking Code are included in Column 1 of **Table 9-10** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-10**.

9.50 Definitions

There are no definitions specific to this code.

Table 9-10 Specific Outcomes and Acceptable & Probable Solutions for Heavy Vehicle Code

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Heavy vehicle parking does not disrupt the traffic flow of the street or the availability of on-street parking for residents and visitors alike.	S1	Heavy vehicle parking is accommodated wholly within the premises.
P2	The premises have vehicle access constructed to accommodate a heavy vehicle.	S2	A reinforced concrete crossing over the kerb and channel is provided in accordance with the Engineering Standards Planning Scheme Policy.
P3	The area and dimensions of the site permit the parking and manoeuvring of the heavy vehicle while also maintaining the amenity of the neighbouring residences.	S3.1	The site has a minimum area of: (i) 1000m ² in the City Residential Zone, Higher density Residential Zone, Urban Residential Zone, Urban Expansion Zone, Village Zone and Mixed Use Zone; and (ii) one hectare in the Rural Zone and the Rural Residential Zone.
		S3.2	Premises have access directly to the roadway.
		S3.3	The heavy vehicle is parked a minimum of 10m away from any habitable room of any dwelling unit or rooming unit of an adjoining residence.
P4	Heavy vehicle parking does not detract from the appearance of the residential street.	S4	The heavy vehicle is parked: (i) behind the front setback of the dwelling unit on the premises and screened from view; or (ii) housed within a Class 10 building or structure as defined by the <i>Building Code of Australia</i> .
P5	Fencing provides effective screening of the heavy vehicle to adjoining residential uses.	S5	Premises where heavy vehicles are parked and, which are located within the City Residential Zone, Mixed Use Zone, Higher Density Residential Zone or the Village zone, have a 1.8m high solid screen fence on any boundary adjacent to the vehicle parking area.
P6	The premises are landscaped to provide a buffer and screening to any adjoining residential or rural areas.	S6	A densely landscaped buffer with a minimum width of 1m is provided adjacent to any boundary within 10m of a heavy vehicle parking area.

Division 12 Home-based Business and Home Occupation Code

9.51 Home- based Business and Home Occupation Code

- (1) The provisions of this division comprise the Home Based Business and Home Occupation Code as follows:
 - a) Compliance with the Home Based Business and Home Occupation Code (**Section 9.52**);
 - b) Overall outcomes for the Home Based Business and Home Occupation Code (**Section 9.53**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Home Based Business and Home Occupation Code (**Section 9.54**).

9.52 Compliance with the Home- based Business and Home Occupation Code

- (1) For assessable development, compliance with the Home Based Business and Home Occupation Code is achieved when development is consistent with the specific outcomes in **Table 9-11**.
- (2) For self assessable development, compliance with the Home Based Business and Home Occupation Code is achieved when development is consistent with the acceptable solutions in **Table 9-11**.

9.53 Overall Outcomes for the Home- based Business and Home Occupation Code

- (1) The overall outcome is the purpose of the Home Based Business and Home Occupation Code.
- (2) The overall outcome sought for the Home Based Business and Home Occupation Code is:
 - (a) to ensure that sustainable employment opportunities are encouraged through Home Based Business and Home Occupations; and
 - (b) Home-based Businesses and Home Occupations are developed and operated at a scale to ensure:
 - (i) the amenity of residential areas is protected; and
 - (ii) the viability of the City's Centres is maintained.

9.54 Specific outcomes, acceptable solutions and probable solutions for the Home- based Business and Home Occupation Code

- (1) The specific outcomes sought for the Home Based Business and Home Occupation Code are included in Column 1 of **Table 9-11** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-11**.

9.55 Definitions

There are no definitions specific to this code.

This code should be read in conjunction with the Home Based Business and Home Occupation Planning Scheme Policy.

Table 9-11 Specific Outcomes and Acceptable & Probable Solutions for Home Based Business and Home Occupation Code

Home Occupation

Extent and Nature of Use

Specific Outcomes		Acceptable / Probable Solutions	
Self Assessable and Assessable Development			
P1	Premises are used only during times of the day when surrounding residents are not likely to be disturbed.	S1	No activity associated with the use attracts clients between the hours of 7:00 p.m. and 8:00 a.m.
P2	Signage is small and unobtrusive.	S2	A single non-illuminated sign, not exceeding 0.3m ² in area, and bearing only the name of the occupier and of the occupation, is provided.
P3	No retail activity or the public display of goods is conducted on the premises.	S3	The premises does not display goods for sale in any window, on the footpath or within the front setback of the building or driveway.
P4	The activity is visually non-intrusive.	S4	All activity is conducted within the Dwelling House.
P5	A Home Occupation does not encourage or contribute to a concentration of non-residential activities in a residential locality.	S5	Within the City Residential Zone, Higher Density Residential Zone and Urban Residential Zone, a Home Occupation does not adjoin premises used for the purposes of Home-based Business or Home Occupation.
P6	Activities are limited to those which by their nature, scope and hours of operation are compatible with the surrounding land uses.	S6	The extent of uses of a Home Occupation premises within the City Residential Zone, Higher Density Residential Zone, Urban Expansion Zone and Urban Residential Zone is restricted to uses that : (i) do not involving the hiring of goods; (ii) generate less than 2 visitors to the premises per day; and (iii) do not generate deliveries by commercial vehicles.

Off-street Parking and Access

Specific Outcomes		Acceptable / Probable Solutions
Self Assessable and Assessable Development		
P1	The premises: (i) does not generate the need for more than one (1) off-street car-parking space additional to the car-parking spaces associated with the residential use of the premises; and (ii) provides off-street car parking and access suitable for the proposed activity and the safety and efficiency of the adjoining road network.	S1.1 One (1) additional off-street visitor parking space is provided for a Home Occupation.. S1.2 A Home Occupation is accessed via a paved or sealed driveway which is connected directly to an existing bitumen paved road.

Home-Based Business

Extent and Nature of Use

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
P1	Premises are used only during times of the day when surrounding residents are not likely to be disturbed.	S1 No activity associated with the use attracts clients between the hours of 7:00 p.m. and 8:00 a.m.
P2	Signage is small and unobtrusive.	S2 A single non-illuminated sign, not exceeding 0.3m ² in area, and bearing only the name of the occupier and of the occupation, is provided.
P3	No retail activity or the public display of goods is conducted on the premises.	S3 The premises does not display goods for sale in any window, on the footpath or within the front setback of the building or driveway.
P4	The activity is visually non-intrusive.	S4 The activity is conducted at the rear of the dwelling unit and any vehicle, stored equipment or materials cannot be viewed from public places or adjoining dwelling units.
P5	A Home-based Business does not encourage or contribute to a concentration of non-residential activities in a residential locality.	S5 Within the City Residential Zone, Residential (Higher Density)Zone and Urban Residential Zone. a Home-based Business does not adjoin premises used for the purposes of Home-based Business or Home Occupation.
P6	Activities are limited to those which by their nature, scope and hours of operation are compatible with the surrounding land uses. Activities do not generate many visitors to the premises	S6 The extent of uses of a Home – based Business premises within the City Residential Zone, Residential (Higher Density) Zone, Urban Expansion Zone and Urban Residential Zone is restricted to uses that : (i) do not involving the hiring of goods; and (ii) generate few movements by commercial vehicles for deliveries.

Off-street Parking and Access

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The premises: (i) does not generate the need for more than two (2) off-street car-parking spaces additional to the car-parking spaces associated with the residential use of the premises; and (ii) provides off-street car parking and access suitable for the proposed activity and the safety and efficiency of the adjoining road network.	S1.1	A Home-based business: (i) does not generate more than two (2) additional off-street parking spaces; and (ii) provides for commercial vehicle parking behind the building line of the premises. S1.2 A Home-Based business is accessed via a paved or sealed driveway which is connected directly to an existing bitumen paved road.

Amenity

Assessable Development			
P1	The activity does not generate noise, traffic or any other emissions which are likely to cause a nuisance to any nearby residences.	S1	No solution specified.

Division 13 Industrial Code

9.56 Industrial Code

- (1) The provisions of this division comprise the Industrial Code as follows:
 - a) Compliance with the Industrial Code (**Section 9.57**);
 - b) Overall outcomes for the Industrial Code (**Section 9.58**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Industrial Code (**Section 9.59**).

9.57 Compliance with the Industrial Code

- (1) For assessable development, compliance with the Industrial Code is achieved when development is consistent with the specific outcomes in **Table 9-12**

9.58 Overall Outcomes for the Industrial Code

- (1) The overall outcome is the purpose of the Industrial Code.
- (2) The overall outcomes sought for the Industrial Code are the following:
 - (a) industrial uses are established having regard to the size of the site, topography, provision for utility services, and surrounding land use;
 - (b) premises are laid out to provide an efficient, safe and attractive working environment for employees and other site users;
 - (c) premises have safe and convenient vehicular and pedestrian access to the transport network; and
 - (d) buildings are sited, designed and finished to achieve an attractive streetscape.

9.59 Specific outcomes, acceptable solutions and probable solutions for the Industrial Code

- (1) The specific outcomes sought for the Industrial Code are included in Column 1 of **Table 9-12** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-12**.

9.60 Definitions

There are no definitions specific to this code.

Table 9-12 Specific Outcomes and Acceptable & Probable Solutions for the Industrial Code

Site Suitability

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
P1	The site has sufficient area and dimensions to accommodate the building(s), parking area, service vehicle areas, storage areas, and landscaping necessary for the operation of the use.	S1.1 The site has a minimum area of not less than: (i) 2,000m² where in the Industry (High Impact) Zone; or (ii) 1,000m² otherwise. S1.2 The site has a minimum frontage of not less than: (i) 30m where the site is in the Industry (High Impact) Zone; or (ii) 25m otherwise.

Landscaping & Building Treatments

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
P1	Landscaping and building treatments: (i) enhance the character of the street; (ii) enable the development to blend with the surrounding locality; (iii) encourage favourable micro-climate conditions; and (iv) are safe and attractive for workers.	S1.1 The minimum area of landscaping provided is: (i) for premises along an Arterial or Sub-arterial Road, 10% of the total site area, or (ii) for other premises, 7.5% of the total site area. S1.2 Landscaping is provided along the full length of the road frontage of the premises (when setback from the frontage of the road), except vehicle access points, as follows: (i) have a minimum width of 2m; or (ii) where along an Arterial or Sub-Arterial Road, have a minimum width of 5m. S1.3 Landscaping is provided along any site boundary adjoining a sensitive area or open space, and is at least 5m wide and includes screen trees and shrubs. S1.4 Where in the City Centre Locality, an industrial building is built within 1m of the front boundary it is to incorporate an awning not less than 2.5m wide, cantilevered over the footpath.

Building Setbacks

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The building is set back from the road frontage in a way that allows: (i) efficient use of the site; (ii) visitor car-parking to be provided at an easily visible location at or near the front of the premises; (iii) the building to contribute to an attractive streetscape character; and (iv) the location of utility services and drainage paths to be taken into account.	S1	The building is set back not less than: (i) 10m from an Arterial or Sub-Arterial Road, or Major Collector Street; (ii) 6m from any other road; or (iii) where in the City Centre Locality, buildings may be built up to the frontage if a footpath awning of not less than 3m wide is provided for the full frontage of the site.
P2	The building is sited in relation to side and rear boundaries in a way that: (i) allows for efficient use of the site; (ii) permits the location of utility services and drainage paths to be taken into account; and (iii) existing or likely future use of adjoining land is not adversely affected.	S2	The building is set back: (i) not less than 10m to any boundary adjoining land in the Open Space Zone; or (ii) otherwise in accordance with <i>the Building Act 1975</i>.

Building Scale and Appearance

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The building has a height and bulk consistent with the streetscape.	S1	Buildings: (i) have a height of not more than 6.5m where located on land included in the Industry (low impact) Zone and not more than 15m where located on land included in the Industry (high impact) Zone; (ii) occupy not more than 60% of the area of the site; and (iii) have a gross floor area not greater than the area of the site.
P2	The front of the building is designed and sited to address the road frontage.	S2.1	The main entry to the building is easily identifiable from the street and directly accessible through the front of the building.
		S2.2	The office space of each building is sited and oriented towards the road frontage.
P3	The building is designed and finished to have a high quality, modern appearance.	S3	A building with materials, colours and architectural details of a high standard, and in accordance with the following: (i) materials - brick, masonry, glass, steel; and (ii) external walls – having a modern / high quality appearance with low reflectivity.

Fences and Walls

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
P1	The development provides fences and walls which: (i) are visually attractive and blend with landscaping on the premises; (ii) are designed and detailed to provide visual interest to the streetscape; (iii) are constructed of materials which are compatible with the buildings on the premises; (iv) provide effective screening from adjoining sensitive areas or other incompatible use; and (v) assist in highlighting entrances and paths.	S1.1 Fencing is: (i) erected along the building line rather than the street frontage; or (ii) otherwise screened by landscaping. S1.2 Solid fencing or walls are provided to screen views or buffer noise to adjoining sensitive areas or other incompatible use.

Signage

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
P1	Appropriate signage is provided on the premises which: (i) enhances the streetscape appearance; (ii) avoids unsightliness; and (iii) does not create visual clutter.	S1 No solution is provided.
P2	In urban areas, the major drainage network is designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for a DFE (for industrial uses) so that: (i) floodways are restricted to areas where there is no damage to property or hazards for motorists, and (ii) runoff is directed to a lawful point of discharge through competently designed and constructed outlet works.	S2 No solution is provided.

Division 14 Local Community Facilities Code

9.61 Local Community Facilities Code

- (1) The provisions of this division comprise the Local Community Facilities Code as follows:
 - a) Compliance with the Local Community Facilities Code (**Section 9.62**);
 - b) Overall outcomes for the Local Community Facilities Code (**Section 9.63**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Local Community Facilities Code (**Section 9.64**).

9.62 Compliance with the Local Community Facilities Code

- (1) For assessable development, compliance with the Local Community Facilities Code is achieved when development is consistent with the specific outcomes in **Table 9-13**.

9.63 Overall Outcomes for the Local Community Facilities Code

- (1) The overall outcome is the purpose of the Local Community Facilities Code.
- (2) The overall outcome sought for the Local Community Facilities Code is to ensure premises used for local community facilities:
 - (a) are located to be compatible with the surrounding land uses, considering the scale of development;
 - (b) provide safe and convenient vehicular and pedestrian access to meet the mobility requirements for all persons; and
 - (c) complement the existing character and amenity of the locality.

9.64 Specific outcomes, acceptable solutions and probable solutions for the Local Community Facilities Code

- (1) The specific outcomes sought for the Local Community Facilities Code are included in Column 1 of **Table 9-13** and the acceptable solutions / probable solutions are in Column 2 of **Table 9-13**.

9.65 Definitions

There are no definitions specific to this code.

Table 9-13 Specific Outcomes and Acceptable & Probable Solutions for the Local Community Facilities Code

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The site used for a local community facility has an area, dimensions and gradient capable of accommodating the building(s), other structures, vehicle access, parking areas and open space areas necessary for the operation of the use.	S1.1	The site has an area of not less than 1000m ² .
		S1.2	The site has an average gradient less than 5% and a maximum gradient not exceeding 15%.
P2	Where the premises are located within an existing dwelling house in the Urban Residential Zone, Village Zone, Rural Residential Zone and the City Residential Zone, the residential character and amenity of the area is maintained.	S2	A local community facility contained within the curtilage of dwelling house complies with the following requirements: (i) No activity associated with the use attracts clients between the hours of 7:00 p.m. and 8:00 a.m.; and (ii) A single non-illuminated sign, not exceeding 0.3m ² in area, and bearing only the name of the Local Community Facility, purpose and hours of operation is provided.

Division 15 Motel Code

9.66 Motel Code

- (1) The provisions of this division comprise the Motel Code as follows:
 - a) Compliance with the Motel Code (**Section 9.67**);
 - b) Overall outcomes for the Motel Code (**Section 9.68**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Motel Code (**Section 9.69**).

9.67 Compliance with the Motel Code

- (1) For assessable development, compliance with the Motel Code is achieved when development is consistent with the specific outcomes in **Table 9-14**;

9.68 Overall Outcomes for the Motel Code

- (1) The overall outcome is the purpose of the Motel Code.
- (2) The overall outcome sought for the Motel Code is to ensure premises:
 - (a) are located to meet the needs of the intended users;
 - (b) have safe and convenient access with respect to the transport network to meet the mobility requirements for all persons; and
 - (c) are designed to maintain the streetscape character and amenity of the surrounding locality.

9.69 Specific outcomes, acceptable solutions and probable solutions for the Code

- (1) The specific outcomes sought for the Motel Code are included in Column 1 of **Table 9-14** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-14**.

Table 9-14 Specific Outcomes and Acceptable & Probable Solutions for the Motel Code

Site Suitability

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	A motel is located to service the needs of the intended users and to be compatible with adjoining uses such that: (i) vehicular access is gained from a State controlled road or its service road, an arterial road, sub arterial road, major collector street or rural road; (ii) sites are proximate to designated centres, community facilities, tourist facilities or villages and major transport facilities; and (iii) sites are not within sensitive areas.	S1	No solution specified.
P2	The area and dimensions of the site are adequate for the use.	S2	The site has a minimum area of 2,000m ² , and a minimum frontage of 30m.

Building Siting and Design

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
Building Intensity			
P1	Motel development is compatible with the location in scale and intensity.	S1	Where premises are in any area other than the City Centre Locality, motel buildings: (i) do not exceed two (2) storeys in height including a ground storey; and (ii) have site coverage, including covered car parking spaces not exceeding 45%.
Building Setbacks			
P2	The building is set back from the street such that: (i) allowance is made for efficient use of the site, (ii) landscaping is provided at the front of the premises, and (iii) any residents on adjoining land are provided with a sense of privacy.	S2	Buildings have a setback from the road frontage of: (i) 10m to an Arterial, Sub-Arterial Road or Major Collector Road; (ii) 20m to a Rural Road; or (iii) 6m in all other circumstances.
P3	Where a motel adjoins a residential area, all buildings are set back from side and rear boundaries and oriented to protect the privacy and amenity of adjoining residential areas.	S3	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions
Amenity		
P4	Premises are designed and sited to minimise the extent of noise generated beyond the site boundaries.	S4.1 Dining facilities are situated adjacent to the frontage and setback 6m from a boundary with land included in a Residential Zone. S4.2 Vehicle parking areas, driveways, plant and equipment and communal facilities are: (i) orientated away from residential buildings on adjoining land; or (ii) noise attenuation measures are utilised.
P5	Buildings adjacent to residential land provide for the privacy of the residential activity by avoiding direct overlooking of main living areas.	S5.1 All habitable rooms of motel buildings have a minimum separation distance to the facing windows of habitable rooms of dwelling units on adjoining land: (i) 9m at first floor level; and (ii) 12m at above first floor level. S5.2 Direct views into the principal area of private open space of dwelling units on adjoining land are screened by: (i) 1.8m high solid fences or walls along all side and rear boundaries of the premises; and (ii) placement of permanently fixed and durable screens having a maximum transparency of 25 percent to all facing openings of habitable rooms; and (iii) landscape screen planting.
P6	On-site landscaping enhances the appearance of the premises from the street and assists in buffering surrounding residential land.	S6.1 On-site landscaping has an area of 11m² per habitable room and not less than 30% of the total area of the site with at least 50% being in one principal location with a maximum depth to width ratio of 2:1. S6.2 Fences and walls are designed to use similar or compatible materials to existing developments in the locality.
P7	The location and quality of lighting on buildings, signs and the site is designed to minimise glare into any adjoining residential buildings.	S7 No solution specified.
Car Parking and Accessibility		
P8	The motel includes appropriate car parking on the premises and convenient vehicle access.	S8 Car parking and access is provided in accordance with Schedule 2.
On Site Facilities		
P9	Motels provide on-site facilities to meet the needs of visitors.	S9 Laundry facilities including separate rooms for washing and ironing, clothes lines or mechanical dryers are provided.

Streetscape Character

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Buildings are designed and sited to contribute to the character of the locality.	S1	No solution specified.
P2	Buildings are visually integrated into the streetscape.	S2	No solution specified.
P3	The front façade of the building: (i) is designed at a scale sympathetic to the streetscape; (ii) incorporates details to add visual interest; and (iii) is finished with materials compatible with the streetscape.	S3	Buildings have a maximum unarticulated length of 15m to the street frontage. Note: <i>Punctuation by bay windows, verandahs, balconies or wall offsets is considered to be adequate articulation.</i>

Division 16 - Multiple Dwellings, Accommodation Units and Dual Occupancy Code

9.70 Multiple Dwellings, Accommodation Units and Dual Occupancy Code

- (1) The provisions of this division comprise the Multiple Dwellings, Accommodation Units and Dual Occupancy Code as follows:
 - a) Compliance with the Multiple Dwellings, Accommodation Units and Dual Occupancy Code (**Section 9.71**);
 - b) Overall outcomes for the Multiple Dwellings, Accommodation Units and Dual Occupancy Code (**Section 9.72**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Multiple Dwellings, Accommodation Units and Dual Occupancy Code (**Section 9.73**).

9.71 Compliance with the Multiple Dwellings, Accommodation Units and Dual Occupancy Code

- (1) For assessable development, compliance with the Multiple Dwellings, Accommodation Units and Dual Occupancy Code is achieved when development is consistent with the specific outcomes in **Table 9-15**.

9.72 Overall Outcomes for the Multiple Dwellings, Accommodation Units and Dual Occupancy Code

- (1) The overall outcome is the purpose of the Multiple Dwellings, Accommodation Units and Dual Occupancy Code.
- (2) The overall outcome sought for the Multiple Dwellings, Accommodation Units and Dual Occupancy Code is to ensure multiple dwellings, accommodation units and dual occupancies:
 - (a) are located on sites suitable for higher residential densities in terms of site area, dimensions, gradient, available infrastructure services and proximity to community facilities;
 - (b) are an acceptable scale and intensity, and are designed and sited to achieve high standards in amenity, visual integration in the streetscape and landscape, and functional integration with surrounding activities;
 - (c) have landscaping, fencing, and other external treatments which are compatible with and integrated in the streetscape and landscape to achieve high standards of amenity;
 - (d) are highly accessible from and integrate with the transport network for all persons; and

- (e) do not cause environmental impacts on adjoining activities in terms of overshadowing, reflected heat or glare, excessive noise or light intrusion.
- (3) The Multiple Dwellings, Accommodation Units and Dual Occupancy Code only applies to development in the City Centre Locality where it is specifically referenced in the specific outcomes in the City Centre Locality zones.

9.73 Specific outcomes, acceptable solutions and probable solutions for the Multiple Dwellings, Accommodation Units and Dual Occupancy Code

- (1) The specific outcomes sought for the Multiple Dwellings, Accommodation Units and Dual Occupancy Code are included in Column 1 of **Table 9-15** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-15**.

9.74 Definitions

“Adaptable housing” for the purposes of this code is defined as housing which has been or is capable of being adapted for use by disabled persons.

Table 9-15 Specific Outcomes and Acceptable & Probable Solutions for the Multiple Dwellings, Accommodation Units and Dual Occupancy Code

Land Suitability

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Multiple dwellings, accommodation units and dual occupancies are: (i) physically suited to or able to make provision for pedestrian movement within the site; (ii) well drained; (iii) not subject to any sources of unacceptable odour, noise or other pollution; and (iv) oriented to cooling summer breezes.	S1.1	The site has a slope of less than 15%.
		S1.2	Buildings and open space areas are oriented to the north and east.
		S1.3	The premises does not adjoin (or is buffered from) heavily trafficked roads, railways or industrial areas.
P2	The premises are accessible to or served by: (i) emergency services; (ii) local and district community, recreation, and commercial facilities; and (iii) the transport network.	S2	The premises are within 400m walking distance of shops, open space and public transport routes.

Specific Outcomes	Acceptable / Probable Solutions
P3 For Accommodation Units and Multiple Dwelling Units, the premises have vehicle access from a street other than from an Access Place or Access Street. For Dual Occupancy, the premises have direct access to a formed road, except where an arterial, sub-arterial, or major collector road.	S3 No solution specified.

Building Density

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
Building Densities		
S1.1	Multiple Dwelling Units, Accommodation Units or Dual Occupancy have the following maximum densities, unless otherwise provided in the relevant Locality Code: (i) where in the Rural Residential Zone, 2 dwelling units per hectare; and (ii) where in the Urban Residential Zone: a) 1 dwelling unit per 400m ² for Dual Occupancy and Multiple Dwelling Units; and b) 1 dwelling unit per 300m ² for Accommodation units; and (iii) Where in the Higher Density Residential Zone one dwelling unit per 200m ² of site area; (iv) Where in the Rural Zone one dwelling unit per 60 ha of site area; (v) Where in the Village Zone one dwelling unit per 1000m ² of site area; and (vi) where in any other zone, densities are in keeping with development in the locality such that the streetscape, character and residential amenity is maintained.	S1 No solution specified
S1.2	The Multiple Dwelling Units, Accommodation Unit or Dual Occupancy have a site coverage not exceeding those limits set in the following Table 9-15.1 , unless otherwise provided in the relevant Locality Code.	
Table 9-15.1 - Maximum Site Cover – Of every storey at or above natural ground level		
Height of building	Urban Residential Zone and Higher Density Residential Zone	Any other zone (unless otherwise specified in the relevant zone code)
1 Storey	50%	50%
2 Storeys	40%	40%
3 Storeys	30%	30%

Specific Outcomes			Acceptable / Probable Solutions
>3 Storeys	30%	30%	
For Example: A 3 storey building has a maximum site coverage of 30% at natural ground level.			
Plot Ratios			
P2	Multiple Dwelling Units, Accommodation Units and Dual Occupancy have a plot ratio in keeping with development in the locality such that the streetscape, character and residential amenity is maintained.		S2 Multiple Dwelling Units, Accommodation Units or Dual Occupancy have the following maximum plot ratios unless otherwise provided in the relevant Locality Code: (i) where in the Urban Residential or Village Zones: (a) 0.5:1; or (b) 0.6:1 where the premises is located within 200m of public open space or a designated shopping centre; and (ii) where in the Higher Density Residential Zone 0.8:1; and (iii) where in any other zone, No solution specified.

Site Dimensions and Layout

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
<i>Site Dimensions</i>		
P1	The size of the site permits efficient operation of the use.	S1 The site has: (i) an area of 800m² or more; and (ii) a minimum frontage of 20m.
<i>Layout</i>		
P2	The layout of the premises connects into the neighbourhood through: (i) pedestrian, cycle and vehicle access; (ii) visual links to views or features of significance; (iii) buildings facing street and public open spaces; and (iv) building, streetscape and landscape design relating to the surrounding neighbourhood character.	S2 No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
P3	The layout of the premises: (i) provides useable open space conveniently accessible to residents and which is capable of being efficiently maintained; and (ii) takes account of attractive neighbouring premises and streetscape.	S3	No solution specified.
P4	Internal vehicle access and layout is provided to: (i) discourage speeding; (ii) provide safe, convenient and all-weather access and parking. and (iii) all vehicles are able to leave the site in a forward gear.⁹ Note: Leaving the site in a forward gear means no more than a 3-point turn based on a B99(van) vehicle.	S4	Car parking and access are provided in accordance with Schedule 2.
P5	Footpath layout : (i) provides safe, direct and gentle gradient footpaths provided within and adjacent to the premises; and (ii) discourages use of the premises as a pedestrian through-route for non-residents and provides privacy to interior spaces from all passers by.	S5	No solution specified.
P6	Buildings are sited to provide a clearly delineated transition space from public territory to the front doors of dwelling units.	S6.1	Building are designed and orientated so that the front entrance of each dwelling unit is easily found.
		S6.2	Dwelling units face towards public places to facilitate casual surveillance.

Building Design

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
Building Appearance			
P1	The building height is compatible with the height of adjacent buildings such that the streetscape character is maintained.	S1.1	Dual Occupancies have a maximum building height of 8.5m.
		S1.2	Accommodation Units and Multiple Dwelling Units have a maximum building height of 8.5m unless otherwise provided in the relevant Locality Code.
P2	Buildings are designed to take into account features that determine the character and streetscape. (Dominant external design features such as roof pitch, materials, colour, setback, tree cover, garages, driveways and front fences complement the character of the area).	S2	No solution specified.

⁹ Guidance on the design and routing of internal vehicle access is provided in 'Queensland Streets'.

Specific Outcomes		Acceptable / Probable Solutions	
P3	Building design, detailing and finish adds visual interest and differentiation between residential buildings when viewed from the street.	S3.1	Buildings have a maximum unarticulated length of 15m to the principal frontage.
		S3.2	Building wall lengths in excess of 15m are articulated by bay windows, verandahs, balconies or wall offsets (minimum 1m depth).
		S3.3	Buildings are detailed or articulated to enable individual dwelling units to be identified from streets and communal areas.
		S3.4	Carports and garages are compatible with the design of the development and do not dominate the streetscape.
		S3.5	The maximum width of a garage or carport opening that faces the street is 6m or 50% of the frontage width, whichever is the lesser amount.
Adaptable Housing			
P4	Premises are designed to meet the needs of disabled persons by incorporating adaptable housing design measures.	S4.1	Where the premises is for the exclusive use of the aged or disabled persons, a minimum of one dwelling unit for every two units are designed and constructed in accordance with <i>Australian Standard 4299 – 1995</i> .
		S4.2	Otherwise, a minimum of one dwelling unit for every 10 units on the premises are designed and constructed in accordance with <i>Australian Standard 4299 – 1995</i> .

Building Setbacks

Specific Outcomes		Acceptable / Probable Solutions																
Assessable Development																		
Frontage Setbacks																		
P1	Buildings are set back from the road frontage to ensure:	S1	Unless otherwise provided in the relevant Locality Code, buildings have a minimum setback from the road frontage in accordance with the following Table 9-15.2 .															
	(i) Allowance is made for efficient use of the site;	Table 9-15.2 <table><tr><th></th><th>Residential Building</th><th>Carport / Garage</th></tr><tr><td>Access Place / Street</td><td>4.5m</td><td>6.0m</td></tr><tr><td>Collector</td><td>4.5m</td><td>6.0m</td></tr><tr><td>Sub-Arterial</td><td>10.0m</td><td>10.0m</td></tr><tr><td>Arterial</td><td>10.0m</td><td>10.0m</td></tr></table>			Residential Building	Carport / Garage	Access Place / Street	4.5m	6.0m	Collector	4.5m	6.0m	Sub-Arterial	10.0m	10.0m	Arterial	10.0m	10.0m
				Residential Building	Carport / Garage													
	Access Place / Street			4.5m	6.0m													
	Collector			4.5m	6.0m													
	Sub-Arterial			10.0m	10.0m													
	Arterial			10.0m	10.0m													
(ii) Landscaping is able to be provided at the front of the site;																		
(iii) Pedestrians do not feel the building is overbearing;																		
(iv) Residents are provided with an adequate sense of visual and acoustic privacy; and																		
(v) Some visitor car parking is able to be provided at an easily visible location at the front of the site; and																		
(vi) the building is integrated into the existing or proposed streetscape.	Note: The minimum setbacks for a corner lot are the same for each road frontage as stated above																	

Specific Outcomes		Acceptable / Probable Solutions	
P2	Buildings are set back to provide: (i) for efficient use of the site; (ii) landscaping at the front of the premises; (iii) residents with an adequate privacy; (iv) some visitor carparking at a visible location; and (v) integration with the streetscape.	S2.1	Garages and carports are setback a minimum distance of 6m to the frontage boundary.
		S2.2	The following may encroach within the setback area: (i) pergolas, screens or sunblinds, light fittings, meters, aerials; or (ii) landings, steps or ramps not more than 1 m in height.
Side and Rear Setbacks			
P3	All dwelling units are set back from side and rear boundaries of the site to ensure: (i) the building is integrated with existing development; and (ii) residents are provided with adequate privacy.	S3.1	Unless otherwise specified in the relevant Locality Code, buildings with walls up to 4.5m in height have a minimum side and rear boundary setback of 1.5m.
		S3.2	Buildings with walls greater than 4.5m in height have a minimum side and rear boundary setback of 2.0m plus 0.5m for every 3m of height over 7.5m.
		S3.3	Walls are built to side boundaries only where: (i) the maximum wall height is 3.5m unless matching an existing or simultaneously constructed wall; (ii) the maximum wall length to an abutting property boundary matches an existing boundary wall; (iii) the maximum wall length to any abutting property boundary where there is no existing boundary wall on the abutting property being no more than 50% of the length of that boundary, or 12m, whichever is the lesser distance. (iv) a wall is: a) setback a minimum of 750mm from the side or rear boundary; or b) where less than 750mm to the boundary, maintenance free.¹⁰

Landscaping

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Landscaping is in keeping with the scale and intensity of the development and integrated with the streetscape to achieve a high standard of amenity.	S1	Multiple dwellings, dual occupancies and accommodation buildings, provide landscaping on all road frontages that includes semi-mature endemic native species spaced at 5m intervals.

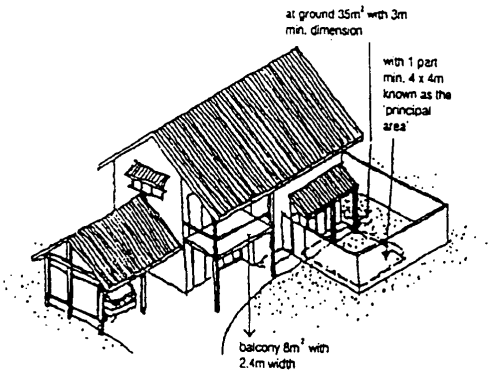
¹⁰ Refer to Queensland Development Code Part 12 for examples of "maintenance free"

Fences and Walls

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
P1	Front fences and walls: (i) enable surveillance; (ii) highlight entrances to the street; and (iii) provide visual interest to and are compatible with the streetscape.	S1.1 Front fences and walls have a maximum height of: (i) 1.2m high if of solid appearance; and (ii) 1.8m high if the fence has openings of at least 50% transparent. S1.2 Solid front fences and walls to 1.8m high are provided where the main private open space is in front of the dwelling unit, fronting other than an Access Place or Access Street, and with length limited to 75% of the frontage. S1.3 Fences do not exceed 10m in length without articulation or detailing to provide visual interest.

Communal and Private Open Space

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	For dwelling units, communal open space and any associated facilities are provided, unless otherwise specified in the relevant Locality Code, to suit: (i) the overall residential density; (ii) the type of activity; (iii) maintenance requirements; (iv) the privacy of nearby dwelling units; and (v) informal surveillance and security needs.	S1.1	Communal open space, unless otherwise specified in the relevant Locality Code, comprises: (i) 11m ² per habitable room or 30% of the site area (whichever is greater); and (ii) at least 50% in one principal location with a maximum depth to width ratio of 2:1.
		S1.2	The principal communal open space area is exclusive of areas used for roadways or parking areas.
P2	Private open space is provided for each dwelling unit.	S2.1	Unless otherwise specified in the relevant Locality Code, at-ground private open space provided for each dwelling unit, comprises a minimum total area of 35m ² , where: (i) the minimum dimension is 2m; (ii) one part of the private open space is the principal area having: a) a minimum area of 16m ² ; b) a minimum dimension of 4m; c) the slope is not greater than 1 in 20 (5%); d) is directly accessible from a living room of the dwelling; e) screening is provided, to ensure privacy to the users of the open space; and f) orientation is between 30 degrees east or west of due north.
		S2.2	Unless otherwise specified in the relevant Locality Code, above ground private open space provided for each dwelling unit has: (i) a balcony with a minimum area of 8m ² ; (ii) a minimum dimension of 2.5m; and (iii) direct access from a main living room of the dwelling unit.

Specific Outcomes	Acceptable / Probable Solutions
	 at ground 35m² with 3m min. dimension with 1 part min. 4 x 4m known as the 'principal area' balcony 8m² with 2.4m width Guidelines for minimum dimensions of private open space, where provided Figure 9-15.1

Security and Safety

Specific Outcomes	Acceptable / Probable Solutions
Assessable Development	
P1 Private and communal open space is clearly differentiated and physically defined to delineate territory and ownership.	S1 No solution specified.
P2 Buildings are designed to overlook public and communal streets and other public areas to maximise casual surveillance.	S2 No solution specified.
P3 Lighting is provided to all pedestrian paths between public and shared areas, parking areas and building entries.	S3 No solution specified.
P4 Pedestrian site access and carparking is clearly defined, appropriately lit, visible to others and provides direct access to buildings from areas likely to be used at night.	S4 No solution specified.

Privacy

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Direct overlooking of main internal living areas of other dwelling units or rooming units is minimised by building layout, location and design of windows and balconies, screening devices and landscaping. ¹¹	S1	No solution specified.
P2	Buildings, parking areas, and open spaces are designed and orientated to protect internal living and sleeping areas from unacceptable noise. ¹²	S2	No solution specified.

Daylight and Ventilation

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Habitable rooms and open space receive adequate daylight. ¹²	S1	No solution specified.
P2	Buildings are sited and designed: (i) to maximise use of cooling breezes; and (ii) to have windows located, sized and shaded to facilitate cooling. ¹³	S2	No solution specified.

Shadows

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Unless the premises are located in the City Centre Locality, buildings taller than two storeys are sited and designed to ensure shadows are not cast over outdoor living areas, whether or not on the same parcel of land, for long periods of time each day.	S1	All ground level private open space areas on the premises are capable of receiving sunlight for a minimum of 4 hours on 21 June.

¹¹ Refer to Queensland Residential Design Guidelines – Element C3 Privacy.

¹² Refer to Queensland Residential Design Guidelines – Element C2 Design for Climate – “Hot Humid Climate”

Service Facilities

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Garbage bin areas, clothes drying areas, mail boxes and external storage facilities are: (i) of useable size; (ii) suitably located for convenient use; and (iii) designed to be screened.	S1.1	Individual mail boxes are located conveniently to each ground floor dwelling unit entry, or contained in a mail box structure located close to the major pedestrian entrance to the premises.
		S1.2	Garbage bin storage areas are located for convenient use and collection and screened from public view.
		S1.3	Open air clothes drying facilities are accessible, have sunlight and air circulation, and are visually screened from the street.
		S1.4	A secure space of 6m ³ per dwelling unit is set aside exclusively for storage. (This space may form part of a carport or garage).
P2	No more than 10 individual garbage bins (including recycling bins) for each complex	S2	Complexes exceeding 6 units in total, provide industrial bins in lieu of individual bins

Development within the Residential Character Areas

Note: For the purposes of this provision, the Residential Character Areas referred to in this code have been identified in **Diagrams 9-15.2, 9-15.3 and 9-15.4** attached to this Code.

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
Residential Character Areas;- Railway Station, Queens Park and West Mackay Areas			
P1	Ensure that the character of Residential Character Areas is retained while encouraging design flexibility with contemporary and complementary themes.	S1	Buildings have a maximum height of 8.5m.
P2	Development of Accommodation Units, Multiple Dwelling Units or Dual Occupancy within the Railway Station, Queens Park and West Mackay Residential Character Areas or on land fronting either area has a form, scale, materials, setbacks, fencing and textures which are complementary to the existing streetscape character as follows: (i) use of materials such as timber and corrugated iron roofs; (ii) variation in rooflines and façade detailing to create a textured appearance; (iii) use of verandahs, eaves and awnings to provide climate control; (iv) a maximum of two storeys including ground level; (v) consistent setbacks to the street frontage; and (vi) provide an open active façade to the street by incorporating openings and verandahs to the frontage of the building.	S2	Accommodation Units, Multiple Dwelling Units or Dual Occupancy has the following design characteristics: (i) pitched roof (hipped, gabled or skillion, or a combination) to a minimum of 25°; (ii) attached verandahs facing the street a minimum of 2.4m wide, roofed and a minimum of 50% of the total width of the building. Roofed verandahs may have a pitch of less than 25°; (iii) continuous wall to the street is a maximum length of 8m; (iv) custom orb profile metal sheet roof and quad or half round guttering; (v) wall cladding (timber, and rendered sheeting) and timber framed construction for the verandah, stairs or balustrade to the front of the building; (vi) setback from front street within 1.5m of adjoining neighbours; and (vii) front fence a maximum height of 1,500mm.

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P2	Sites adjacent to the Bruce Highway (Nebo Road) and the Peak Downs Highway are landscaped with screen planting to all site boundaries	S2	No solutions specified.
P3	Development in a Residential Character Area is designed and carried out so as to: (i) be compatible with the prevailing character of the relevant area with respect to its siting, scale, form, design, landscaping and use of external materials; (ii) ensure that new buildings are set back from the relevant street frontage so that the predominant set back in the street is maintained; (iii) ensure that ancillary buildings are sited and designed in a complementary manner to be sympathetic with and respectful of the character of the existing built form in the precinct; and (iv) ensure any fencing, landscaping or signs and advertising devices are designed and sited to enhance the overall appearance of the streetscape and to be in character with the site or area having regard to materials used, colour, scale and placement.	S3	No solutions specified.

Diagram 9-15.2 Railway Station Residential Character Area



Diagram 9-15.3 Queens Park Residential Character Area



Diagram 9-15.4 West Mackay Residential Character Area



Division 17 Operational Works (Earthworks) Code

9.75 Operational Works (Earthworks) Code

- (1) The provisions of this division comprise the Operational Works (Earthworks) Code as follows:
 - a) Compliance with the Operational Works (Earthworks) Code (**Section 9.76**);
 - b) Overall outcomes for the Operational Works (Earthworks) Code (**Section 9.77**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Operational Works (Earthworks) Code (**Section 9.78**).

9.76 Compliance with the Operational Works (Earthworks) Code

- (1) For assessable development, compliance with the Operational Works (Earthworks) Code is achieved when development is consistent with the specific outcomes in **Table 9-16**.

9.77 Overall Outcomes for the Operational Works (Earthworks) Code

- (1) The overall outcome is the purpose of the Operational Works (Earthworks) Code.
- (2) The overall outcome of the Operational Works (Earthworks) Code is to ensure that development involving excavation and filling minimises:
 - (a) risk of property damage or loss of life by flooding or inundation on-site or off-site;
 - (b) unacceptable visual impact;
 - (c) contamination of land or water resources;
 - (d) adverse impacts on the environmental values of a locality;
 - (e) land instability; or
 - (f) adverse impacts on infrastructure services.

9.78 Specific outcomes, acceptable solutions and probable solutions for the Code

- (1) The specific outcomes sought for the (Earthworks) Code are included in Column 1 of **Table 9-16** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-16**.¹³
Note: This code should be read in conjunction with the Operational Works Planning Scheme Policy.

9.79 Definitions

There are no definitions specific to this code.

¹³ The *Electricity Act 1994* requires that filling and excavation and laying of metal pipes near electricity works does not compromise public safety or the stability of electricity works.

Table 9-16 Specific Outcomes and Acceptable & Probable Solutions for the Operational Works (Earthworks) Code

Safety, Amenity and Access

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Operational Works (excavating and filling) does not detract from the visual amenity of the area or the privacy of adjoining properties.	S1.1	The extent of filling or excavation does not exceed 40% of the site area.
		S1.2	Excavating or filling is no greater than 1m in height or depth.
		S1.3	Retaining walls and other structures used to support fill or excavated areas do not exceed 1m in height.
		S1.4	Soil to be used for filling if stockpiled for more than 1 month is stabilised and grassed.
P2	Filling and excavation maintains the stability of any building or other structure on the site or on adjoining land.	S2.1	The depth or height of excavation or filling does not exceed 1m.
		S2.2	Excavated or filled areas are retained by engineered structural retaining walls.
P3	Filling material for sensitive uses such as residential, rural residential, and child care centres, does not create an environmental hazard.	S3.1	Fill material for residential and rural residential land is neither contaminated material nor is it comprised of potential acid sulfate soils.
		S3.2	Fill material for other purposes, if either contaminated or containing potential acid sulfate soils, is effectively treated and stabilised.
P4	Excavation or filling does inhibit access to the site or to adjacent or nearby properties.	S4	No solution specified.
P5	Carting of materials associated with operational works does not diminish the condition of public roads.	S5	Where impacting on State controlled road infrastructure or Council roads ameliorative works are undertaken to maintain the conditions of the roads;

Environmental Issues

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Filling or excavation does not result in a change to the run-off characteristics of a site such as to cause a detrimental impact upon the site and nearby land.	S1.1	Filling or excavation does not result in the ponding of water on a site or adjacent land.
		S1.2	Filling and excavating does not result in an increase in the flow of water across the site and any other land.
		S1.3	Filling and excavating does not result in an increase in the volume of water or concentration of water in a water course and overland flow paths.
P2	Filling or excavation does not detract from the quality of receiving waters.	S2	No solution specified.
P3	Filling or excavation does not detract from the air quality of the area.	S3	No solution specified.
P4	Filling or excavation minimises erosion and sedimentation within the site.	S4	No solution specified.

Division 18 Place of Worship Code

9.80 Place of Worship Code

- (1) The provisions of this division comprise the Place of Worship Code as follows:
 - a) Compliance with the Place of Worship Code (**Section 9.81**);
 - b) Overall outcomes for the Place of Worship Code (**Section 9.82**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Place of Worship Code (**Section 9.83**).

9.81 Compliance with the Place of Worship Code

- (1) For assessable development, compliance with the Place of Worship Code is achieved when development is consistent with the specific outcomes in **Table 9-17**.

9.82 Overall Outcomes for the Place of Worship Code

- (1) The overall outcome is the purpose of the Place of Worship Code.
- (2) The overall outcome sought for the Place of Worship Code is to ensure premises used as a place of worship:
 - (a) are compatible with the surrounding land use considering their size, scale and requirement for buffering;
 - (b) provide safe and convenient vehicular and pedestrian access to meet the mobility requirements for all persons; and
 - (c) complement the character and amenity of the locality.

9.83 Specific outcomes, acceptable solutions and probable solutions for the Place of Worship Code

- (1) The specific outcomes sought for the Place of Worship Code are included in Column 1 of **Table 9-17** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-17**.

9.84 Definitions

There are no definitions specific to this code.

Table 9-17 Specific Outcomes and Acceptable & Probable Solutions for the Place of Worship Code

Site Suitability and Layout

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
Site Suitability			
P1	The site has an area, dimensions and slope suitable for the use.	S1	The site has an area of at least 1000m ² .
P2	The premises are: (i) located having regard to the nature of the activity and its potential impact on adjoining uses; and (ii) located to enable easy and convenient access for users.	S2	The premises are situated: (i) abutting/adjacent to sub-arterial or collector streets or roads; or (ii) not more than 100m from public transport routes.
Site Layout			
P3	Building and landscaped areas are designed and sited to: (i) make efficient use of the site; (ii) integrate with the streetscape; (iii) create a functional pedestrian and vehicular environment; and (iv) minimise adverse impacts upon adjoining properties.	S3.1	Building setbacks are at least 6 m to the road frontage and 3m to other boundaries.
		S3.2	Where a premises adjoins land in a residential area: (i) a landscaped buffer strip 2.0m in width is provided on any boundary adjoining the residential area; (ii) buildings and activities on the premises are oriented away from land in the residential area; and (iii) waste bins are enclosed and screened.
		S3.3	A landscaped buffer a minimum of 3m in width is provided between a car park and a road frontage.
		S3.4	Car parking and access is provided in accordance with Schedule 2
Building Scale and Appearance			
P4	All buildings are designed to: (i) complement the character and amenity of the locality; (ii) be compatible with development in the area; and (iii) contribute to the streetscape and address the street.	S4.1	Buildings are no greater than two storeys above a ground storey in height.
		S4.2	Site coverage does not exceed 30% of the site area.

Amenity Issues

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
Noise			
P1	The premises does not generate noise, traffic or any other emissions which create a nuisance to nearby residences.	S1	No solution specified.

Division 19 Reconfiguration of a Lot Code

9.85 Reconfiguration of a Lot Code

- (1) The provisions of this division comprise the Reconfiguration of a Lot Code as follows:
 - a) Compliance with the Reconfiguration of a Lot Code (**Section 9.86**);
 - b) Overall outcomes for the Reconfiguration of a Lot Code (**Section 9.87**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Reconfiguration of a Lot Code (**Section 9.88**).

9.86 Compliance with the Reconfiguration of a Lot Code

- (1) For assessable development, compliance with the Reconfiguration of a Lot Code is achieved when development is consistent with the specific outcomes in **Table 9-18**.

Note: This code should be read in conjunction (where relevant) with the:

- Bushfire Management Planning Scheme Policy;
- Master Plan Planning Scheme Policy;
- Character / Heritage Planning Scheme Policy;
- Open Space Planning Scheme Policy;
- Reconfiguration of a Lot Planning Scheme Policy; and
- Key Infrastructure Maps A & B (Information Map depicting the Road Hierarchy).

9.87 Overall Outcomes for the Reconfiguration of a Lot Code

- (1) The overall outcome is the purpose of the Reconfiguration of a Lot Code.
- (2) The overall outcomes sought for the Reconfiguration of a Lot Code are:
 - a) reconfiguration of lots is consistent with the economic and orderly growth of the locality;
 - b) new lots, including small lots, have areas and dimensions which meet use requirements and reflect environmental characteristics;
 - c) new urban residential estates:
 - (i) are connected with and extend the existing hierarchy of roads indicated in the Key Infrastructure Maps (A and B) ; and
 - (ii) provide a network of paths, including walking, cycling and multiple use paths linking with the City's path system;
 - d) infrastructure networks are designed to perform their intended functions safely and efficiently; and
 - e) public open space is provided as part of development involving reconfiguration of a lot, to meet the recreational needs of the community and to protect valuable features.

9.88 Specific outcomes, acceptable solutions and probable solutions for the Reconfiguration of a Lot Code

- (1) The specific outcomes sought for the Reconfiguration of a Lot Code are included in Column 1 of **Table 9-18** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-18**.¹⁴

9.89 Definitions

There are no definitions specific to this code.

Table 9-18 Specific Outcomes and Acceptable & Probable Solutions for the Reconfiguration of a Lot Code

Overall Design

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The proposed lot layout facilitates the desired future use of land in accordance with the relevant Locality Code by: (i) Establishing an orderly and acceptable land use pattern; (ii) Providing a road network consistent with the road hierarchy identified on the Key Infrastructure Maps (A and B); (iii) Providing a network, incorporating linkages, of public open space meeting community needs and protecting valuable features; and (iv) Providing an integrated drainage system based on natural drainage patterns and ecological processes.	S1	No solution specified.

¹⁴ All electricity easements are required by Ergon Energy Corp. Ltd to be provided in favour of the Council (at no cost) prior to the commencement of the use or sealing of the plan of subdivision.

Lot Areas and Dimensions

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
P1	Each lot has an area and dimensions such that it: (i) is suitable for the range of likely uses; (ii) offers a high level of utility and amenity for its subsequent use and the use of adjoining allotments by providing ample opportunity for the separation of uses within adjoining lots; (iii) where in the Higher Density Residential zone, is able to be developed to achieve the desired dwelling unit density levels for the zone; and (iv) does not prejudice the desired future use of the land such that: a) suitable access is provided for pedestrians, cyclists, and vehicles; and b) adequate provision is made for any other area necessary for the conduct of the intended use for the site; (v) takes account of the physical characteristics of the site; and (vi) provides efficient servicing of the lot. (vii) Where on site effluent disposal is proposed, the allotment size and dimensions need to take into consideration the following issues: ■ the number of existing on site domestic water treatment plant systems in the locality ■ the cumulative effect of the proposed and existing systems in the locality on water quality objectives for waters in the locality; ■ the size of the lots and the soil types, land slopes, hydrology and hydrogeology in the locality; ■ the proximity of systems to surface water and ground waters in the locality ■ the rainfall and other climatic conditions of the locality; the existing quality of waters in the locality; ■ the existing quality of waters in the locality and the water quality objectives for the waters ■ any relevant ground water protection plan;	S1 No solution specified.

Specific Outcomes				Acceptable / Probable Solutions	
Assessable Development					
P2 Each lot is consistent with the minimum area and dimensions as set out in Table 9-19.1 Minimum Area & Dimensions .				S2 No solution specified.	
Table 9-19.1 Minimum Area & Dimensions					
Zones		Area	Frontage	Depth	
Rural		100 ha			
Rural Residential		1 ha	60m	60m	
Urban Residential		Minimum 300m ² Average 500m ²	10m	30m	
Higher Density Residential		800m ²	20m	35m	
Village		1000m ²	20m	40m	
City Centre Zones (1)		No minimum area or dimension specified			
Commercial		No minimum area or dimension specified			
Industry (Low Impact)	1,000m ²	25m	35m		
Industry (High Impact)	2,000m ²	30m	60m		
Public Purposes		No minimum area or dimension specified			
Sport & Recreation		No minimum area or dimension specified			
Open Space		No minimum area or dimension specified			
Special Activities		No minimum area or dimension specified			
The Planning Scheme took effect on 24 March 2006				PAGE 9-107	

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P3	In the Rural Zone, new lots are not created unless: (i) the result of the reconfiguration is that new lots and the balance lot are above the minimum area stated for the Rural Zone; or (ii) the result of the reconfiguration is that an equal or lesser number of lots is created and the utility and accessibility of all subject lots is an improvement on the original situation in relation to enhancing or supporting the rural use of the lots.	S3	No solution specified
P4	Irregular shaped lots are designed to have: (i) a frontage to depth ratio of no more than 1:3; (ii) for land in the Urban Residential Zone: a) a minimum frontage of 10m to any cul-de-sac road or along any curved road alignment; and b) an area within the lot with the minimum dimensions of 15 by 15m; and (iii) for land in the Higher Density Residential Zone, a minimum width of 20m at a point 6 m in the lot parallel to the longest road frontage.	S4	No solution specified
P5	Battleaxe lots do not occur in any proposal for reconfiguring a lot that creates more than 1 additional lot. Battleaxe lots are provided only where: (i) there is no increase in the density that is applicable to the zone that the subject land is included in; (ii) the lot handle is not less than 5m in width; (iii) both sides of the lot handle are landscaped for the full length of the handle; (iv) the maximum length of the lot handle is not greater than the minimum depth specified in Table 9-19.1 Minimum Area and Dimensions; (v) the area of the lot handle is not included in the calculation of the area of the lot for minimum area purposes; and (vi) for land in the Urban Residential Zone, two adjacent lots have a combined frontage of 50% of the minimum road frontage for a single lot, and a common access drive is provided between the kerb and the head of the access handle.	S5	No solution specified

Small Lots in the Urban Residential Zone

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Lots having areas less than 450m ² or an average width less than 18 m enable the design and siting of buildings such that they do not detract from the amenity or character of the area.	S1	No solution specified.

Road Layout and Design

Assessable Development			
P1	Each road has sufficient reserve and pavement width to cater for all the functions that the road is expected to fulfil, including: (i) the safe and efficient movement of all users, (ii) provision for parked vehicles, (iii) provision of cycle and pedestrian networks; (iv) provision of public utilities landscaping, sound attenuation; and (v) public transport use.	S1	Road layout and design complies with the Engineering Design Guidelines Planning Scheme Policy.
P2	The road layout is designed to have street intersections: (i) as T-junctions, roundabouts or other appropriate means; and (ii) adequately spaced to enable efficient and safe operation.	S2	The road layout provides corner truncations including: (i) at major intersections, acute angled intersections, not less than a 10m^{x3} chord truncation; and (ii) at minor intersections, not less than a 6m^{x3} chord truncation.
P3	Roads are designed to make provision for adjoining potential development sites.	S3	The road layout indicates possible connections to external roads and provision to service adjoining development sites.
P4	All lots have frontage to a road.	S4	Lots do not rely on an easement for access to a road.

Open Space Requirements

Assessable Development			
P1	In residential, commercial and industrial areas, public open space is provided as part of development involving reconfiguration of a lot: (i) as part of a linked open space system for safe pedestrian and cycling paths linking centres; (ii) in a location, size and shape to satisfy the local, district or regional recreational needs of the community; and (iii) to have a multi-functional role such as for stormwater management or fauna habitat. Note: Guidelines for complying with Council information requirements is detailed in the Open Space Planning Scheme Policy.	S1	The provision and design of open space complies with the requirements of the Open Space Planning Scheme Policy and the Parks Contributions Planning Scheme Policy.

Community Title

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Community Title Development for a specific use is provided at the same density for that use in the relevant zone and locality codes in which the site is located and the overall and specific outcomes for the relevant zone and locality codes apply.	S1	No solution specified

Division 20 Recreation Facilities Code

9.90 Recreation Facilities Code

- (1) The provisions of this division comprise the Recreation Facilities Code as follows:
 - (a) Compliance with the Recreation Facilities Code (**Section 9.91**);
 - (b) Overall outcomes for the Recreation Facilities Code (**Section 9.92**); and
 - (c) Specific outcomes, acceptable solutions and probable solutions for the Recreation Facilities Code (**Section 9.93**).

9.91 Compliance with the Recreation Facilities Code

- (1) For assessable development, compliance with the Recreation Facilities Code is achieved when development is consistent with the specific outcomes in **Table 9-19**.

9.92 Overall Outcomes for the Recreation Facilities Code

- (1) The overall outcome is the purpose of the Recreation Facilities Code.
- (2) The overall outcome sought for the Recreation Facilities Code is to ensure Outdoor Entertainment, Indoor Entertainment and Sport and Recreation Facilities:
 - (a) are compatible with the amenity and character of the locality in terms of scale, intensity and built form;
 - (b) provide safe and convenient vehicular, cycle, and pedestrian access to meet the mobility requirements for all persons; and
 - (c) provide high levels of community safety.

9.93 Specific outcomes, acceptable solutions and probable solutions for the Recreation Facilities Code

- (1) The specific outcomes sought for the Recreation Facilities Code are included in Column 1 of **Table 9-19** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-19**.

9.94 Definitions

There are no definitions specific to this code.

Table 9-19 Specific Outcomes and Acceptable and Probable Solutions for Recreation Facilities Code

Specific Outcomes		Acceptable / Probable Solutions
Assessable Development		
Site Suitability		
P1	The site has an area, dimensions and access suitable for the use.	S1.1 The premises are accessed from sub-arterial or collector roads or streets. S1.2 On-site car-parking and vehicle access is provided in accordance with Schedule 2. S1.3 The site is able to accommodate the setbacks provided in S2.1 below.
Layout		
P2	Building and landscaped areas are designed and sited: (i) for efficient use of the site; (ii) to integrate with the streetscape; (iii) create a functional pedestrian and vehicular environment; and (iv) minimise adverse impacts upon adjoining properties.	S2.1 Building setbacks are at least 6m to the road frontage and 3m to other boundaries. S2.2 Where a premises adjoins land in a residential area: (i) a landscaped buffer strip 2.0m in width is provided on any boundary adjoining the residential area; (ii) buildings and activities on the premises are oriented away from land in the residential areas; and (iii) waste bins are enclosed and screened. S2.3 A landscaped buffer a minimum of 3m in width is provided between a car park and a road frontage. S2.4 Car parking and access is provided in accordance with Schedule 2.
Building Scale and Appearance		
P3	All buildings are designed to: (i) complement character and amenity of the locality; (ii) be compatible with development in the area; and (iii) contribute to the streetscape and address the street.	S3.1 Buildings are no greater than 2 storeys above a ground storey in height. S3.2 Site coverage does not exceed 30% of the site area.
Amenity		
P4	The premises where located adjacent to a residential area, and not in the City Centre Locality, are used only during times of the day when surrounding residents are not likely to be disturbed.	S4 No activity occurs between the hours of: (i) 7:00 p.m. and 8:00 a.m. for outdoor entertainment; (ii) 11:00 p.m. and 6:00 a.m. for indoor entertainment; and (iii) 11:00 p.m. and 6:00 a.m. for sport and recreation.
P5	Signage provided on the premises is compatible with the character and streetscape of the locality.	S5 In residential areas, a single sign not exceeding 6 m ² in area and which is not illuminated, is provided.

Specific Outcomes		Acceptable / Probable Solutions	
P6	Where the premises is within a residential area, noise levels are within acceptable limits.	S6	No solution specified.
P7	Where the premises is within a residential area, fencing is provided.	S7	Premises located within residential areas has a 1.8m high solid screen fence on side and rear boundaries
P8	The premises does not result in high levels of traffic on minor residential streets.	S8	The premises has access to a street other than an access place or access street.
P9	Lighting on the premises is provided to ensure: (i) the safety of staff and visitors; and (ii) that any light emitted from the premises does not cause a loss of amenity to residents in the immediate vicinity or glare to passing motorists.	S9	No solution specified.

Division 21 Retail and Commercial Code

9.95 Retail and Commercial Code

- (1) The provisions of this division comprise the Retail and Commercial Code as follows:
 - (a) Compliance with the Retail and Commercial Code (**Section 9.96**);
 - (b) Overall outcomes for the Retail and Commercial Code (**Section 9.97**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Retail and Commercial Code (**Section 9.98**).

9.96 Compliance with the Retail and Commercial Code

- (1) For assessable development, compliance with the Retail and Commercial Code is achieved when development is consistent with the specific outcomes in **Table 9-20.2**.

9.97 Overall Outcomes for the Retail and Commercial Code

- (1) The overall outcome is the purpose of the Retail and Commercial Code.
- (2) The overall outcomes sought for the Retail and Commercial Code are the following.
 - (a) The establishment of retail and commercial uses complies with the location of Centres as identified in the network of centres¹⁵ in the City and includes the following elements:
 - (i) the **Mackay City Centre** (including a core area and a frame area) as the principal centre for all multi-purpose centre activities in the City and the region;
 - (ii) the **Mt Pleasant Sub-Regional Centre**, including Greenfields, Sams Road and Heaths Road, as the second major focus for shopping and entertainment in the City, functioning in a supporting role to the City Centre;
 - (iii) the **Rural View Major Neighbourhood Centre** providing the third major focus for shopping, community and commercial needs in the City
 - (iv) the **neighbourhood centres**, including Andergrove and Walkerston, providing for weekly or high-frequency shopping, community and commercial needs;
 - (v) a **mixed use centre** at North Mackay; and
 - (vi) the **local centres**, including the small convenience centres at Bucasia, Blacks Beach, North Mackay, Mt Pleasant, Slade Point and West Mackay.
 - (b) Retail and commercial development in the City:

¹⁵ Note: The designated centres in the network are shown in an indicative manner on Information Map – Network of Centres, whereas the Zone maps provide more definitive centre boundaries. Existing centres not shown on this map are not intended to expand.

- (i) is situated within a designated centre and is accessible and convenient for all members of the community;
 - (ii) provides safe and convenient vehicular and pedestrian access to meet the mobility requirements for all persons;
 - (iii) is attractive, functional, safe and serves to reinforce the role of the designated centres as community foci and complements the scale, intensity and character of the surrounding activities;
 - (iv) is established on suitable premises appropriate in their scale, intensity and character to the intended role and function of the designated centre;
 - (v) has regard to accessibility and the desirability of consolidating existing designated centres;
 - (vi) provides conveniently located and visually screened on-site service areas, such as garbage bin enclosures, loading/unloading areas and outdoor storage and/or display areas;
- (c) Centres within the network have facilities and services to meet the needs of trade catchment populations. The catchment population for each type of centre is as follows:
- (i) City Centre - 50,000 or more households;
 - (ii) Sub-Regional Centre – more than 30,000 and less than 50,000 households;
 - (iii) Major Neighbourhood Centre – more than 7,500 and less than 30,000 households;
 - (iv) Neighbourhood centre – more than 7,500 and less than- 20,000 households; and
 - (v) Local centre – more than 2,500 and less than 7,500 households.
- (d) All land uses in centres are appropriate to the intended role and function of a particular centre as set out in the following **Table 20.1 – Centre Role & Function**.

Table 9-20.1 Centre Role & Function

	Administration	Business & Commercial Services	Comparison Shopping	Convenience Shopping	Entertainment & Leisure	Community Facilities	Service Trades
City Centre	●	●	●	●	●	●	●
Sub-Regional Centre	○	○	●	●	●	●	●
Major Neighbourhood Centre		○	●	●	○	●	○
Neighbourhood Centres		○	●	●	○	○	○
Local Centres		○		○	○		○

Notes: ● means highly developed, major facilities and services
○ means small scale, low intensity facilities and services

- (e) Retail and commercial uses do not occur outside the designated centres:
- (f) Non-retail activities, such as service trades, commercial offices, and low impact light industries locate in the designated centres, particularly in the City Centre Locality and the Mackay Frame Locality, in order to provide employment opportunities “closer to home”.

9.98 Specific outcomes, acceptable solutions and probable solutions for the Retail and Commercial Code

- (1) The specific outcomes sought for the Retail and Commercial Code are included in Column 1 of **Table 9-20.2** and the acceptable solutions / probable solutions are in Column 2 of **Table 9-20.2**.

9.99 Definitions

"Local Facilities" are defined as retail and commercial facilities which service the daily convenience needs of a local trade catchment containing no more than 2500 households.

Table 9-20.2 Specific Outcomes and Acceptable and Probable Solutions for Retail and Commercial Code

Retail & Commercial Development

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Retail and commercial activities outside a designated centre are limited to premises with a size and function consistent with the provision of local facilities.	S1	For activities located outside a designated Centre, the premises has a maximum gross floor area of 25m ² and a maximum building height of 8.5m.
P2	The building is integrated into the streetscape to respect the character and amenity of the locality	S2.1	Buildings are: (i) set back from the road frontage a minimum of 6m; or (ii) built to the front boundary alignment where a footpath awning is provided in accordance with this Code.
		S2.2	The carparking area is situated at the front, or on the approach side, of the premises.
P3	Premises have garbage bin areas, loading/unloading areas and any outdoor storage and/or display facilities: (i) of sufficient size; and (ii) screened from view.	S3.1	Garbage bin storage and loading/unloading areas are located at the rear of premises
		S3.2	Garbage bins, when within the storage area, cannot be viewed from adjoining premises.
Awnings Over Footpaths			
P4	Awnings over the footpath are: (i) a continuous weather protection for pedestrians; (ii) set back from the road pavement to ensure the safety of passing traffic; and	S4	The awning: (i) is setback at least 300mm from the kerb at a minimum height of 3m above the kerb; (ii) has a continuous lining or soffit; and (iii) is constructed of non-combustible materials (except timber battens for fixing

Specific Outcomes	Acceptable / Probable Solutions
(iii) designed to suit and enhance the character and streetscape of the area. Note: This applies to all Class 2, 3, 5, 6, 7, 8 and 9 buildings that are proposed to be built up to or within 3.0 m of a road boundary.	linings); (iv) is impervious to water and drained to avoid water dropping onto the footpath; (v) has a fascia depth of not more than 600mm; and (vi) is of a cantilever design; or (vii) has non-load bearing ornamental posts or columns.
Development Intensity	
P5 Apart from the Mt Pleasant Sub-Regional Centre, Sub Regional Centres, the Rural View Major Neighbourhood Centre, neighbourhood centres and local centres have floor space for industrial, commercial and retail uses commensurate with their role and function as set out below: (i) a floor area limit of 50,000m² GFA for a Sub-Regional Centre; (ii) a floor area limit for a Neighbourhood Centre of: a) 10,000m² GFA for all centres except Rural View; b) 20,000m² GFA at the Rural View Major Neighbourhood Centre, of which only 10,000m² is for shopping facilities; and (iii) a floor area limit of 2,500m² GFA for a Local Centre.	S5 No solution specified.

Specific Outcomes						Acceptable / Probable Solutions	
P6						S6	
Development of additional facilities not anticipated in a designated centre meets the following criteria for community need: (i) the proposed use does not alter the role and function of a designated centre in the network; (ii) population has increased in the trading catchment of the centre since the commencement of this scheme such that the population is able to support the proposed services; (iii) the proposed use contributes to convenient access to a range of centre services and facilities for residents; (iv) residents in the City have a choice of services and facilities without unnecessary duplication, particularly for shopping, entertainment and leisure, business and commercial services and service trades; and (v) residents in the urban areas of the City have access to the different levels of facilities within the travel times nominated in the Table below.						No solution specified.	
	City Centre	Mt Pleasant Sub-Regional Centre	Major Neighbourhood Centres	Neighbourhood Centres	Local Centres		
Driving Times (mins)	>20	<20	<15	<10	<5		
P7						S7	
Premises are located to reinforce the viability of designated centres and are accessible to the population of the Locality it is intended to serve. Note: Council will take into consideration compliance with the location and role of centres and the retail hierarchy illustrated in the Information Map Network of Centres .						No solution specified	
Activity Mix and Generation							
P8						S8	
Activity generators are provided at ground level in centres.						Ground level facades to buildings are highly interactive and provide interest through windows, displays and visible indoor activity.	

Division 22 Rural Industries Code

9.100 Rural Industries Code

- (1) The provisions of this division comprise the Rural Industries Code as follows:
 - a) Compliance with the Rural Industries Code (**Section 9.101**);
 - b) Overall outcomes for the Rural Industries Code (**Section 9.102**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Rural Industries Code (**Section 9.103**).

9.101 Compliance with the Rural Industries Code

- (1) For assessable development, compliance with the Rural Industries Code is achieved when development is consistent with the specific outcomes in **Table 9-21**

9.102 Overall Outcomes for the Rural Industries Code

- (1) The overall outcome is the purpose of the Rural Industries Code.
- (2) The overall outcome sought for the Rural Industries Code are the following:
 - (a) Rural industries are sustainable and compatible with the use of rural land.
 - (b) Rural industries have:
 - (i) Direct access to a road with adequate capacity in its design, construction and anticipated function to cater for the increase in traffic flows arising from the industrial activity;
 - (ii) either connection to an existing network of development infrastructure or the potential to be connected to and serviced with development infrastructure in an efficient, economic and orderly manner; and
 - (iii) adequate separation from other incompatible activities such as residential, possibly agriculture and sensitive environments such as wetlands, riparian corridors and remnant vegetation.

9.103 Specific outcomes, acceptable solutions and probable solutions for the Rural Industries Code

- (1) The specific outcomes sought for the Rural Industries Code are included in Column 1 of **Table 9-21** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-21**.

9.104 Definitions

There are no definitions specific to this code.

Table 9-21 Specific Outcomes and Acceptable & Probable Solutions for the Rural Industries Code

Site and Use Suitability

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Development: (i) is compatible with the surrounding locality; (ii) has an adequate water supply; (iii) has vehicle access on appropriate standard roads; (iv) has suitable provision for waste disposal; and (v) generates limited demand for other services.	S1	No solution specified.

Layout

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Any non-residential buildings, structures and open use areas are set back from boundaries to ensure that the amenity of adjoining land and the rural character of the locality are maintained.	S1	Non-residential buildings, structures and open use areas are set back not less than: (i) 20 m from any road frontage; (ii) 10 m from all other boundaries; and (iii) 100 m from any existing dwelling unit.

Division 23 Service Station Code

9.105 Service Station Code

- (1) The provisions of this division comprise the Service Station Code as follows:
 - a) Compliance with the Service Station Code (**Section 9.106**);
 - b) Overall outcomes for the Service Station Code (**Section 9.107**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Service Station Code (**Section 9.108**).

9.106 Compliance with the Service Station Code

- (1) For assessable development, compliance with the Service Station Code is achieved when development is consistent with the specific outcomes in **Table 9-22**.

9.107 Overall Outcomes for the Service Station Code

- (1) The overall outcome is the purpose of the Service Station Code.
- (2) The overall outcome sought for the Service Station Code is to ensure premises:
 - (a) provide for high standards of safety and appearance;
 - (b) include adequate buffer areas; and
 - (c) provide safe and convenient vehicular and pedestrian access to meet the mobility requirements for all persons.

9.108 Specific outcomes, acceptable solutions and probable solutions for the Service Station Code

- (1) The specific outcomes sought for the Service Station Code are included in Column 1 of **Table 9-22** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-22**.

9.109 Definitions

There are no definitions specific to this code.

Table 9-22 Specific Outcomes and Acceptable & Probable Solutions for the Service Station Code

Site Suitability and access

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The site has area and dimensions to accommodate the use.	S1.1	The site has a minimum area of 1,200m ² .
		S1.2	The site has a minimum frontage of: (i) 40m where the site is a corner site; or (ii) 35m otherwise.
P2	The layout provides safe and convenient car parking and vehicle access: (i) from a road other than a local residential street or road; (ii) by separate entrance and exit from the premises; (iii) by adequately spaced, sized and located vehicle crossings; (iv) by a deceleration or an acceleration lane, or right-turn only lane facilities.	S2.1	The premises are situated not more than 100 m from the intersection of 2 or more roads, one of which is a Highway, Arterial Road or Sub-arterial Road.
		S2.2	The premises are provided with at least 2 vehicle crossings, each not more than 9m in width and not closer than 10m to: (i) any other vehicle crossing; or (ii) any road intersection.

Layout

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Fuel pumps are located: (i) wholly within the premises, such that vehicles while fuelling are standing wholly within the premises; and (ii) a safe distance from all boundaries.	S1	Fuel pumps are situated on the premises and located a minimum of 7.5m to any boundary of the premises.
P2	All inlets to bulk fuel storage tanks are situated so that fuel delivery vehicles are standing wholly on the premises when filling the tanks.	S2	No solution specified.
P3	Air and water facilities and automatic mechanical car washing facilities are located such that: (i) vehicles using, or waiting to use such facilities are standing wholly on the premises; and (ii) an adequate buffer can be provided to any adjoining residential land to prevent adverse impacts from such activities by way of unacceptable levels of noise.	S3	Facilities are situated on the premises no closer than 7.5m to any boundary of the premises.

Specific Outcomes		Acceptable / Probable Solutions	
P4	Bulk gas storage cylinders are located: (i) wholly on the premises; (ii) such that vehicles refilling are standing wholly on the premises; (iii) a safe distance from all premises boundaries.	S4	Bulk gas storage cylinders are situated within the premises no closer than 7.5m to any boundary of the premises.
P5	Premises include a buffer along any boundary of the land which adjoins a residential area.	S5	A landscaped buffer a minimum of 4.5m wide along the boundary to a residential area.
P6	Landscaping is provided along all road frontages in accordance with Schedule 5	S6	No solution specified.

Division 24 Telecommunications Facilities Code

9.110 Telecommunications Facilities Code

- (1) The provisions of this division comprise the Telecommunications Facilities Code as follows:
 - a) Compliance with the Telecommunications Facilities Code (**Section 9.111**);
 - b) Overall outcomes for the Telecommunications Facilities Code (**Section 9.112**); and
 - c) Specific outcomes, acceptable solutions, probable solutions for the Telecommunications Facilities Code (**Section 9.113**).

9.111 Compliance with the Telecommunications Facilities Code

- (1) For assessable development, compliance with the Telecommunications Facilities Code is achieved when development is consistent with the specific outcomes in **Table 9-23**.
- (2) For self assessable development, compliance with the Telecommunications Facilities Code is achieved when development is consistent with the acceptable solutions in **Table 9-23**.

9.112 Overall Outcomes for the Telecommunications Facilities Code

- (1) The overall outcome is the purpose of the Telecommunications Facilities Code.
- (2) The overall outcome sought for the Telecommunications Facilities Code are the following:
 - a) effective telecommunications services are provided to the community;
 - b) telecommunication facilities are located, designed and constructed so as to minimise adverse impacts on the natural environment;
 - c) telecommunications facilities are located , designed and constructed in a manner that ensures they achieve a high level of visual integration with the surrounding natural or built environment and do not have a visually obtrusive or dominant impact;
 - d) telecommunications facilities are established, operated and maintained to avoid unacceptable risks to the community health and safety; and
 - e) telecommunications facilities are located and designed to avoid or otherwise limit any adverse impacts on areas of identified heritage or character (including landscape character) significance, or where the presence of a telecommunication facility is inconsistent with an approved precinct master plan.

9.113 Specific outcomes, acceptable solutions and probable solutions for the Telecommunications Facilities Code

- (1) The specific outcomes sought for the Telecommunications Code are included in Column 1 of **Table 9-23** and the acceptable solutions and probable solutions are in column 2 of **Table 9-23**.

9.114 Definitions

Telecommunications Facility means any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used by a holder of a carrier's licence under the *Telecommunications Act 1997*, or for use in, or in connection with, a system or series of systems that carries or is capable of carrying communications by means of guided or unguided electromagnetic energy whether such facility is staffed or remotely controlled, excluding:

- a separately defined use; or
- infrastructure ancillary to other approved development (e.g. for subdivisional development).

Such a facility may be:

Telecommunications Facility (Low Impact)

A Telecommunications Facility is defined by the Telecommunications (Low Impact Facilities) Determination 1997.

Telecommunications Facility (Minor Impact)

Any of the following:

- a) the installation of 1,800 mm or less communication dishes in commercial, industrial and rural areas;
- b) Pits and manholes provided the streetscape is not unduly varied;
- c) the provision of groups of up to 4 pay phone cabinets;
- d) temporary buildings, containers, towers, poles and antennas for the purpose of providing additional network capacity or facilities during special events (e.g. festivals) or at times of excessive temporary customer demand (the maximum allowable duration for such an installation is 3 months); and
- e) the addition of antenna to an existing tower where the antenna mounts against the face of the tower and its outer dimensions do not protrude beyond the edge of the tower when viewed against the face and where the proposed antenna is of similar style and colour to an antenna or antennas already attached to the tower.

Telecommunications Facility (Medium Impact)

Any Telecommunications Facility, which is not, defined as low, minor or major impact.

Telecommunications Facility (Major Impact)

Any Telecommunications Facility which is of a scale, extent or nature that has a high potential for significant adverse impacts on the natural or built environments and includes:

- a) towers or other structures of more than 5 m above tree canopy height or above prevalent roof lines anywhere in the City Centre Locality; anywhere in an Open Space zone; anywhere in a residential area or other sensitive area; or adjacent to an existing residence, residential area or other sensitive area;
- b) towers or other structures of more than 10 m above tree canopy height or above prevalent roof lines elsewhere in the City of Mackay, except in an Industry or Rural Zone;
- c) any Telecommunications Facility other than a minor impact development within view of a Site of notable cultural, historical or natural value or of declared conservation significance in respect of cultural, heritage, historic architectural, biological or scenic values; and
- d) aerial cabling in a residential area or adjacent to an existing residence or residential area.

Residential Area includes any area that:

- (a) has (or is likely to have) a significant proportion of residential development, whether short term or permanent, whether as dwelling houses or as rooming units ; or
- (b) is subject to a residential or predominantly residential zoning, including Urban Residential Zone, Higher Density Residential Zone, City Residential Zone, Mixed Use Zone, Urban Expansion Zone and Village Zone

Table 9-23 Specific Outcomes and Acceptable and Probable Solutions for Telecommunication Facilities Code

Visual Impact

Specific Outcomes		Probable & Acceptable Solutions	
Assessable Development			
P1	Telecommunication facilities are to be designed and located to minimise their visual impact by: (i) providing finishes on structures compatible with the surrounding environment; (ii) providing facilities in residential areas whose bulk, scale and height is consistent with the bulk, scale and height of the surrounding buildings and structures; and (iii) providing facilities in areas included in the character/heritage overlay code that are compatible with the overall and specific outcomes of that code.	S1	No solution specified.

Environmental Impact

Specific Outcomes		Probable & Acceptable Solutions	
Assessable Development			
P1	Premises are installed and operated to minimise the adverse impacts on the natural environment by: (i) avoiding impacts on locations containing remnant vegetation, fauna habitat, watercourses or sites of natural or cultural heritage; (ii) minimising the need for earthworks through careful siting and design of facilities; (iii) noise and dust emissions during construction and operations of the facility are minimised; (iv) ensuring vegetation clearing associated with establishment of the facility does not extend beyond the installation site, associated power links and associated parking and access areas; (v) minimising vegetation loss on steep land; (vi) minimising alterations to key landforms	S1	No solution specified.

	or landscape character to avoid the facility dominating the landform and landscape character; (vii) being designed to be architecturally integrated with buildings on which the facility is mounted; and (viii) being positioned and designed to minimise visibility to pedestrians.	
P2	Landscaping is low maintenance and semi-mature upon establishment.	S2 No solution specified.

Development Abutting Residential Uses

Specific Outcomes		Probable & Acceptable Solutions	
Self Assessable and Assessable Development			
P1	Appropriate setbacks and buffering are provided between telecommunication facilities and any adjoining residential development or any residential area or land included within the Open Space Zone to maintain the amenity of adjoining residential properties in terms of: (i) visual impact; (ii) acoustic privacy; and (iii) access to sunlight.	S1.1	The facility is setback at least 50m from any dwelling unit or rooming unit.
		S1.2	A landscaped buffer strip 2m in width and including screen fencing is provided and maintained adjacent to any free-standing structures.
		S1.3	All potential noise sources (such as air-conditioning and other mechanical plant) are oriented away from any dwelling unit or rooming unit.
		S1.4	Residential open space areas or living areas are not overshadowed at any time.
		S1.5	Overshadowing of open space or activity areas associated with childcare centres, public areas, local parks and schools is limited to 3 hours on any day.

Co-Location

Specific Outcomes		Probable & Acceptable Solutions	
Assessable Development			
P1	Premises are co-located with other telecommunications facilities or on buildings or other structures wherever feasible on the basis there is no existing adverse environmental or public health and safety impact	S1	Facilities are located on a new site only where co-location options are exhausted and proven not to meet Specific Outcome 1 and 2.
P2	Co location will reduce cumulative visual impacts associated with the establishment of telecommunications facilities		

Public Health & Safety

Specific Outcomes		Probable & Acceptable Solutions	
Assessable Development			
P1	Telecommunication facilities are established, operated and maintained so as to minimise risks to public health and safety.	S1.1	Telecommunication facilities which include “climbable’ structures are enclosed by secure perimeter fencing to preclude unauthorised access
		S1.2	Safety and warning signage is used to provide information on facility related safety issues and to discourage unauthorised access to facility sites
		S1.3	Decommissioned or obsolete facilities are removed from facility sites at the conclusion of their operational life
P2	Facilities are appropriately fenced to preserve public safety.	S2	A 2m high security fence, appropriately landscaped, is provided around all free-standing facilities.

Separation from Incompatible Uses

Specific Outcomes		Probable & Acceptable Solutions	
Assessable Development			
P1	Telecommunication Facilities are separated from any incompatible uses on the same site or neighbouring premises by a distance sufficient to minimise impact on amenity.	S1	No solution specified.

Shadowing

Specific Outcomes		Probable & Acceptable Solutions	
Assessable Development			
P1	A telecommunications tower does not cast shadows such that the amenity of surrounding premises or the useable area of public open space is reduced.	S1	No solution specified.

Division 25 Tourist Accommodation Resorts Code

9.110 Tourist Accommodation Resorts Code

- (1) The provisions of this division comprise the Tourist Accommodation Resorts Code as follows:
 - a) Compliance with the Tourist Accommodation Resorts Code (**Section 9.116**);
 - b) Overall outcomes for the Tourist Accommodation Resorts Code (**Section 9.117**); and
 - c) Specific outcomes, acceptable solutions and probable solutions for the Tourist Accommodation Resorts Code (**Section 9.118**).

9.111 Compliance with the Tourist Accommodation Resorts Code

- (1) For assessable development, compliance with the Tourist Accommodation Resorts Code is achieved when development is consistent with the specific outcomes in **Table 9-24**.

9.112 Overall Outcomes for the Tourist Accommodation Resorts Code

- (1) The overall outcome is the purpose of the Tourist Accommodation Resorts Code.
- (2) The overall outcome sought for the Tourist Accommodation Resorts Code is to ensure that tourist accommodation resorts:
 - a) complement the amenity and character of the surrounding area;
 - b) provide safe and convenient vehicular and pedestrian access to meet the mobility requirements for all persons;
 - c) are integrated with commercial and recreational facilities with communal open space areas;
 - d) complement the built form character of existing coastal settlements; and
 - e) ensure the residential component is located and designed to maximise access to and enjoyment of the area while retaining privacy and residential levels of amenity

9.113 Specific outcomes, acceptable solutions and probable solutions for the Tourist Accommodation Resorts Code

- (1) The specific outcomes sought for the Tourist Accommodation Resorts Code are included in Column 1 of **Table 9-24** and the acceptable solutions and probable solutions are in Column 2 of **Table 9-24**.

9.114 Definitions

“Tourist Accommodation Resort” for the purposes of this Code means an integrated development primarily intended for tourists which incorporates a Tourist Facility offering accommodation (multiple dwelling, accommodation building) and any other associated uses such as shop, commercial premises, catering shop, indoor entertainment, outdoor entertainment, educational establishment, sport and recreation and the like.

Table 9-24 Specific Outcomes and Acceptable & Probable Solutions for the Tourist Accommodation Resorts Code

Layout

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
Access and Parking			
P1	Tourist accommodation resorts provide for the integration of internal and external access to achieve a safe, convenient, comfortable and attractive environment for pedestrian and cyclists both between different use areas and with the adjoining land use areas.	S1	No solution specified.
P2	Tourist accommodation resorts are designed, constructed and operated to promote safety of all users, with particular attention to landscaping design, building location, lighting, pedestrian movement and car parking.	S2	No solution specified
P3	Tourist accommodation resorts are located adjoining and with direct access to a sub-arterial or major collector road and make provision for safe and convenient vehicle access which: (i) maintains the efficiency of the adjoining road network; and (ii) minimises adverse impacts on the surrounding area.	S3	No solution specified.
P4	Tourist accommodation resorts provide car parking suitable for the intended use(s) on the premises whilst considering: (i) the ability for shared usage of car parking areas; and (ii) the desire to avoid large expanses of car parking areas which detract from the attractiveness of the locality.	S4	No solution specified.
Integration of Activities			
P5	Tourist accommodation resorts involving the provision of any retail or commercial uses are designed, constructed and operated to integrate those uses with any adjoining retail and commercial areas.	S5	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
P6	Tourist accommodation resorts are designed to ensure that the major activity generating uses (for example shops, galleries, restaurants) are located at ground level where the premises fronts onto a main street of an existing settlement.	S6	No solution specified.
Residential Amenities			
P7	Those uses likely to generate the greatest impacts in terms of traffic and noise, including: (i) Hotel; (ii) Catering shop; (iii) Indoor entertainment; (iv) Public car parks; (v) are sited away from residential areas.	S7	No solution specified.
Residential Densities			
P8	The residential density of the residential component of a Tourist accommodation resort is in keeping with the character of residential land use in the locality or as otherwise intended in the relevant Locality Plan.	S8	The combined density of the residential component including all dwelling units and rooming units, is up to a maximum of one dwelling unit per 200m ² of site area provided that the maximum density is achieved only where the built form (height and bulk) of the development, is complementary to the landscape character of the locality

Specific Outcomes		Acceptable / Probable Solutions
<i>Open Space Areas</i>		
P9	Communal open space areas are provided to: (i) meet the needs of guests; and (ii) create an attractive and pleasant environment having regard to landscape character and the micro- climate of the premises.	S9.1 Communal open space areas are provided comprising: (i) 11m² per habitable room (bedroom, lounge, sleep-out, etc.); and (ii) at least 50% of the landscaped area is in one principal location with a maximum depth to width ratio of 2:1. S9.2 At-ground private open space is provided for each dwelling unit or rooming unit comprising a total minimum area of 35m², where: (i) the minimum dimension is 2m; (ii) one part of the private open space is the principal area having: (a) a minimum area of 16m²; (b) a minimum dimension of 4m; (iii) the slope is not greater than 1 in 20 (5%); (iv) is directly accessible from a living room of the dwelling unit or rooming unit; (v) screening is provided, to ensure privacy to the users of the open space; and (vi) orientation is between 30° east or west of due north. S9.3 Above ground private open space is provided for each dwelling unit or rooming unit has: (i) a balcony having a minimum area of 8m²; (ii) a minimum dimension of 2.5m; and (iii) direct access from a main living room of the dwelling unit or rooming unit.

