

## Division 2 – Specific Use Codes

### 4.2 Animal-related Activities Code

#### (1) Purpose

- (a) The purpose of the Animal-related Activities Code is the achievement of the overall outcomes sought for the establishment and operation of Animal keeping, Aquaculture and Intensive animal husbandry uses.
- (b) The overall outcomes sought are:
  - (i) Uses and works are located, designed and managed so they:
    - (A) provide animals and on-site residents and caretakers with an acceptable level of amenity;
    - (B) remain compatible with the amenity, character and dominant landscape form in the local setting;
    - (C) minimise adverse effects upon the health, safety and lifestyle of communities within proximity to the site;
    - (D) minimise adverse effects on natural and cultural values of the environment;
    - (E) minimise incidents of erosion and land degradation;
    - (F) maintain the environmental values of ground and surface water resources and the natural hydrological characteristics of the drainage systems in the locality; and
    - (G) operate within the safe and effective design capacity of the local road system servicing the locality;
  - (ii) Uses and works are able to achieve licensing under the *Environmental Protection Act 1994* for a prescribed type of environmentally relevant activity established by the *Environmental Protection Regulation 1998*.

#### (2) Elements

##### (a) Site Suitability

Specific Outcome	Self-assessment Solutions
O1 Sites for animal related activities including intensive forms of husbandry and aquaculture are of sufficient size and shape to provide for: <ul style="list-style-type: none"> <li>▶ sustainable stocking rates, whether free ranged or within enclosures, relative to:                             <ul style="list-style-type: none"> <li>– the carrying capacity of the water, soils and topography of the land for animal sustenance,</li> <li>– minimising land degradation,</li> <li>– efficient use of the site, and</li> <li>– handling land disposal of treated liquid and solid waste; and</li> </ul> </li> </ul>	S1 (a) Sites comply with the design parameters set out in Table 13 below:

Specific Outcome	Self-assessment Solutions
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- ▶ adequate setbacks of emission generating activities and compounds relative to:
  - site boundaries,
  - nearby sensitive receptors,
  - ground and surface water resources,
  - prevailing winds,
  - significantly trafficked roads, and
  - incompatible adjacent land uses.

**Table 13 – Site Area and Stocking Rates**

	Use	Minimum Site Area (Hectares)	Maximum Stocking Rate (Animals/ Hectare)
	<b>Kennel, Cattery or Pound</b>	Up to 49 animals:	3 hectares
		50 or more animals:	5 hectares
	<b>Aquaculture</b>	10 hectares	-
	<b>Feedlot or Piggery</b>	1-49SCU or 10-500SPU <sup>188</sup>	-
	<b>Poultry Farm</b>	Up to 19,999 birds	8 hectares
		20,000 or more birds	16 hectares
	<b>Emu or Ostrich Farm</b>	1 hectare	16 animals per hectare
	<b>Commercial Stable or Goat Farm</b>	2 hectares	1 free range per hectare and 5 animals per enclosure per hectare
	<b>Dairy</b>	1-49 SCU	2 free range per hectare

- |  |    |  |
|--|----|--|
| <p>O2 Infrastructure, enclosures, accessways and compounds are designed and located to minimise environmental disturbance in terms of:</p> <ul style="list-style-type: none"> <li>▶ the movement of sediments, nutrients, pathogens and pollutants off the site and to groundwater under and in the immediate vicinity of the subject land; and</li> <li>▶ any land degradation or loss of good quality agricultural lands.</li> </ul> | S2 | <p>(b) The site is rectangular with a width to depth ratio of no more than 1:3.</p> <p>Infrastructure, enclosures, accessways and compounds confined to:</p> <p>(a) free draining areas; and</p> <p>(b) sites on slopes not exceeding:</p> <ul style="list-style-type: none"> <li>(i) 3% for aquaculture, or</li> <li>(ii) 6% for feedlots or piggeries, or</li> <li>(iii) 10% for other Animal Keeping or Intensive Animal Husbandry uses.</li> </ul> |
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<sup>188</sup> Where SCU means “Standard Cattle Units” and SPU means “Standard Pig Units”, as defined in Schedule 9 of the *Environmental Protection Regulation 1998*.

(b) Amenity and Health

Specific Outcome	Self-assessment Solutions
O3 Uses and works are located and designed to minimise adverse impacts on: <ul style="list-style-type: none"> <li>▶ the amenity of the setting, and</li> <li>▶ the health and wellbeing of occupants on adjacent premises.</li> </ul>	S3 (a) Sites comply with the distances set out in Table 14 below:

**Table 14 – Site Distances to Sensitive Receptors**

Minimum distance of site from:	Kennel, Cattery or Pound (up to 49 animals) (m)	Kennel, Cattery or Pound (50+ animals) (m)	Feedlot or Piggery (1-49SCU or 10-500SPU) (m)	Poultry Farm (m)	Dairy (m)
▶ Land included in the Residential Zone or Park Residential Zone	1,000	1,500	2,000	1,000	2,000
▶ Land included in the Village Zone	600	1,000	1,500	600	1,500
▶ Any facility where people gather such as schools, churches, community halls, hospitals, sporting fields or the like.	1,000	1,500	2,000	1,000	2,000

(b) For Animal Keeping, compound setbacks comply with the distances set out in Table 15 below:

**Table 15 – Animal Keeping – Compound Setbacks to Adjacent Properties**

Compound setback to adjacent property (m)	Kennel, Cattery or Pound (up to 49 animals) (m)	Kennel, Cattery or Pound (50+ animals) (m)
Park Residential or Village Zone	350	500
Residence on adjacent property	500	1,000
Other property boundaries	30	60

(c) For Aquaculture and Intensive Animal Husbandry, compound setbacks comply with the distances set out in Table 16 below:

## Specific Outcome

## Self-assessment Solutions

**Table 16 – Aquaculture and Intensive Animal Husbandry – Compound Setback to Adjacent Properties**

Compound setback to adjacent property	Aquaculture (m)	Feedlot or Piggery (1-49 SCU or 10-500 SPU) (m)	Poultry Farm (m)	Dairy (m)	Stable, Emus/ Ostriches and Goats (m)
Residential Zone and any facility where people gather	300	2,000	500	1,000	150
Park Residential Zone	200	2,000	300	500	60
Village Zone	200	2,000	300	750	100
Residence on adjacent property	50	1,000	300	500	60
Other property boundaries	10	30	50	50	20

- (d) On-farm processing in support of Aquaculture or Intensive Animal Husbandry is located so storage, handling, packaging and production areas are setback to the property boundary of the nearest sensitive receptor (including land in the Residential, Village or Park Residential Zones, other residential purposes and medical/educative and community purposes plus sports fields) at the following minimum distances:
- (i) 300 metres over open and relatively flat areas, or
  - (ii) 100 metres where natural buffering and screening can, or would, shield direct line of sight to sensitive receptors.
- (e) Animal proof fencing or other appropriate barrier feature is provided within the site to prevent the escape of animals.
- (f) For Animal Keeping, animals:
- (i) are kept in fenced enclosures at all times except between 6pm and 7am, when animals are kept inside buildings, and
- (g) For Animal Keeping, Aquaculture and Intensive Animal Husbandry, a caretaker is resident on the property at all times and the compound, enclosures and any infrastructure for such is located at least

Specific Outcome	Self-assessment Solutions
	10 metres from any residence on the site, except that any veterinary facilities provided in connection with Animal Keeping may be situated under or near the caretakers abode.

(c) Visual Impact

Specific Outcome	Self-assessment Solutions
O4 Buildings and structures are consistent in scale and design with existing buildings and structures in the local area to maintain an open landscape character dominated by natural features and land extensive activities.	S4 (h) For Animal Keeping, compound setbacks comply with the distances set out in Table 17 below:

**Table 17 – Animal Keeping – Compound Setback to Roads/Streets**

Minimum setback of compound to:	Kennel, Cattery or Pound (up to 49 animals) (m)	Kennel, Cattery or Pound (50+ animals) (m)
Sub-arterial and higher order road	50	70
Collector and lower order road/street	20	40

(i) For Aquaculture or Intensive Animal Husbandry, compound setbacks comply with the distances set out in Table 18 below:

**Table 18 – Aquaculture and Intensive Animal Husbandry – Compound Setback to Roads/Streets**

Minimum setback of compound to:	Aquaculture (m)	Feedlot or Piggery (1-49 SCU or 10-500 SPU) (m)	Poultry Farm (m)	Dairy (m)	Stable, Emus/ Ostriches and Goats (m)
Sub-arterial and higher order road	30	150	100	50	20
Collector and lower order road/street	20	100	50	30	10

(d) Environmental Management

Specific Outcome	Acceptable Design Solutions
O5 Sufficient and reliable water and electricity supplies are available for safe and effective operations with environmentally acceptable waste management practices which minimises impacts upon soils, groundwater resources and downstream water quality.	S5 (a) If in a zone with existing or planned reticulated water services, demand does not exceed 3 litres per square metre of site area.  (b) Premises connected to a three phase electricity power supply plus generators for

Specific Outcome	Acceptable Design Solutions
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O6 The set up and operation of development minimises sediment, pathogens and nutrient contamination of downstream waters and controls erosion so the environmental values of ground and receiving surface waters are maintained for ecosystem health and human consumption (with minimal treatment) and groundwater resources are not degraded.

S6 (a) back-up service.  
For Animal Keeping, compound setbacks comply with the distances set out in Table 19 below:

**Table 19 – Animal Keeping – Compound Setback to Water Resources**

Minimum setback of compound or discharge point to:	Kennel, Cattery or Pound (up to 49 animals) (m)	Kennel, Cattery or Pound (50+ animals) (m)
Top bank of creek, river, stream, wetland, and Edge of well, bore, dam, weir, intake, or the like which provides potable water supply to the site or surrounds	100	100
Top bank of dry or perennial gully	30	40

(b) For Aquaculture or Intensive Animal Husbandry, compound setbacks comply with the distances set out in Table 20 below:

**Table 20 – Aquaculture and Intensive Animal Husbandry – Compound Setback to Water Resources**

Minimum setback of compound or discharge point to:	Aquaculture (m)	Feedlot or Piggery (1-49 SCU or 10-500 SPU) (m)	Poultry Farm (m)	Dairy (m)	Stable, Emus/Ostriches and Goats (m)
Top bank of creek, river, stream, wetland, and Edge of well, bore, dam, weir, intake, or the like which provides potable water supply to the site or surrounds	30	300	100	300	100
Top bank of dry or perennial gully	10	100	50	100	50
Domestic tank supplies	-	100	80	100	50

(c) Setbacks to water resources located on or adjoining the site (other than tank supplies) remain undisturbed by development.

### 4.3 Annexed Apartment Code

#### (1) Purpose

- (a) The purpose of the Annexed Apartment Code is the achievement of the overall outcomes sought for the establishment and use of Annexed apartments.
- (b) The overall outcomes sought are:
  - (i) Annexed apartments that are small in scale and ancillary to the principal use of a site for a Dwelling house;
  - (ii) Annexed apartments are compatible in form and appearance with the scale, character and amenity desired for the local setting; and
  - (iii) Acceptable levels of privacy and amenity are achieved for residents of Annexed apartments and adjoining premises.

#### (2) Elements

##### (a) Extent of Use

Specific Outcome	Self-assessment Solutions
O1 An Annexed apartment is associated with a Dwelling house but is never the dominant use of a premises.	S1 Not more than one (1) Annexed apartment is attached to a Dwelling house.

##### (b) Siting and Design

Specific Outcome	Self-assessment Solutions
O2 An Annexed apartment is: <ul style="list-style-type: none"> <li>▶ located in or under the principal Dwelling house or proximate to the principal Dwelling house; and</li> <li>▶ compatible in scale, bulk and appearance of the principal Dwelling house on the site.</li> </ul>	S2 <ol style="list-style-type: none"> <li>(a) The Annexed apartment:               <ol style="list-style-type: none"> <li>(i) has a gross floor area:                   <ul style="list-style-type: none"> <li>– no larger than 80m<sup>2</sup> where located in the Residential Zone; or</li> <li>– not exceeding 50% of the gross floor area of the principal dwelling house where located in any other zone; and</li> </ul> </li> <li>(ii) contains only one (1) bedroom.</li> </ol> </li> <li>(b) The Annexed apartment:               <ol style="list-style-type: none"> <li>(i) is constructed as an integrated component within principal house in the Residential Zone; or</li> <li>(ii) is located no more than 20 metres from the principal house in any other zone;</li> </ol> </li> <li>(c) The Annexed apartment shares the same footpath crossover and driveway as the principal house.</li> </ol>

### 4.4 Caretaker's Residence Code

#### (1) Purpose

- (a) The purpose of the Caretaker's Residence Code is the achievement of the overall outcomes sought for the establishment and use of Caretaker's residences.

- (b) The overall outcomes sought are:
  - (i) Caretaker’s residences are ancillary to a non-residential use of a premises and are provided where a genuine caretaking or property management need arises;
  - (ii) Caretaker’s residences are compatible with the scale, character and amenity desired for the local setting in form and appearance;
  - (iii) Acceptable levels of privacy and amenity are achieved for the residents of the Caretaker’s residences.

(2) Elements

- (a) Nature of Development

**Specific Outcomes**

- O1 A caretaker’s residence is used as the domicile of a person and their immediate household in connection with the person’s occupation of caretaking a dominant lawful use on the same property.

(b) Building Siting and Design

**Specific Outcomes**

- O2 The floor area of the building occupied by the Caretaker’s residence is not greater than 100m<sup>2</sup>.
- O3 The Caretaker’s residence contains an area of private open space which is directly accessible from a habitable room, and:
  - ▶ if at ground level, has an area of not less than 50m<sup>2</sup> , with no horizontal dimension of less than 5 metres, or
  - ▶ if a balcony, verandah or deck, has an area of not less than 10m<sup>2</sup> with no horizontal dimension of less than 2.5 metres.
- O4 Private open space is screened by a minimum 1.8 metre high solid fence or wall.

**4.5 Child Care Centre Code**

(1) Purpose

- (a) The purpose of the Child Care Centre Code is the achievement of the overall outcomes sought for the establishment and use of Child Care Centres.
- (b) The overall outcomes sought are:
  - (i) Child Care Centres are well designed and established in locations that best meet the needs of the community having regard to:
    - (A) demand for the type of facility proposed in terms of existing and predicted population profiles within the catchment area; and
    - (B) access and safety considerations; and
    - (C) amenity of the locality with particular attention to surrounding land use and building siting and design;
  - (ii) Child care centres are functional and are able to achieve licensing under the Queensland *Child Care Act 1991* for a prescribed type of child care service established by the *Child Care Regulations 1991*, and



- (iii) Child care centres are located to encourage multi-purpose trips rather than as the destination of a single purpose trip.

(2) Elements

(a) Location of Child Care Centres

**Specific Outcome**

- O1 Child care centres are developed in response to a demonstrated need.
- O2 Child care centres are located:
- ▶ in proximity to other community facilities or educational establishments; or
  - ▶ at a conveniently accessible site at the ‘gateway’<sup>189</sup> to a residential or business area; and
  - ▶ on a site with direct access to a road of at least collector status, but not with direct access to an arterial or higher order road; and
  - ▶ to meet occupational health and safety standards relevant to child care centres.
- O3 Child care centres are not located:
- ▶ within 40 metres of a high voltage electricity transmission line, mobile phone base station or any other facilities that generate electro-magnetic fields or radiation; or
  - ▶ within 55 metres of an above-ground LPG storage tank or tanker unloading facility.

(b) Site Characteristics

**Specific Outcome**

- O4 Child care centres are developed on sites which have sufficient area and exhibit suitable characteristics to accommodate desired facilities without risk to children’s health and safety.

(c) Site Layout and Design

**Specific Outcome**

- O5 Child care centres comply with the minimum design requirements for the licensed capacity of the proposed facility in accordance with the Queensland *Child Care (Child Care Centres) Regulation 1991*.

(d) Streetscape and Amenity

**Specific Outcome**

- O6 Child care centres are developed to compliment the local streetscape and reflect the character of the locality.

**4.6 Display Home Code**

(1) Purpose

- (a) The purpose of the Display Home Code is the achievement of the overall outcomes sought for the development of Display homes.
- (b) The overall outcomes sought are:

<sup>189</sup> The ‘gateway’ to an area denotes a location at a prominent entry or access to the area.

- (i) Display home and estate sales premises are used for a limited period beginning at the time of release for sale of the property; and
- (ii) Display home and estate sales premises do not adversely affect the amenity of surrounding premises.

(2) Elements

(a) Site Characteristics

**Specific Outcome**

O1 Display homes are limited to the currency period of the approval.

(b) Siting and Design

**Specific Outcome**

O2 A display home is established to display the type of construction or design being offered by a builder within the approved development, or by the developer of the premises.

(c) Streetscape

**Specific Outcome**

O3 Promotional matter and directional signs do not detract from the streetscape and amenity of the area.

(d) Amenity

**Specific Outcome**

O4 Display homes are located so as not to create a nuisance to existing and likely future residents during the sales period.

(e) Traffic

**Specific Outcome**

O5 Sales and promotional activities do not cause a traffic or parking problem in the locality.

(f) Landscaping

**Specific Outcome**

O6 Display homes are landscaped.

**4.7 Dual Occupancy Code**

(1) Purpose

- (a) The purpose of the Dual Occupancy Code is the achievement of the overall outcomes sought for the development of Dual occupancies.

- (b) The overall outcomes sought are:
- (i) Dual occupancies contribute positively to the immediate streetscape, general visual amenity and character of the locality and liveability of residential areas in the City;
  - (ii) Dual occupancies are compatible with surrounding development in relation to scale, height and bulk of buildings consistent with outcomes for the locality expressed in relevant zone codes;
  - (iii) Dual occupancies are designed to ensure:
    - (A) safe and convenient access and parking for residents and visitors;
    - (B) casual surveillance of the public and communal open space areas;
    - (C) passive recreation/private open space adequate to satisfy need residents of units; and
    - (D) relevant health, safety, and lifestyle standards are achieved.

(2) Elements

(a) Site Suitability

**Specific Outcomes**

- O1 Dual occupancies developed on sites less than 700m<sup>2</sup> or with a frontage less than 20 metres<sup>190</sup> or where the principal road frontage is of a standard less than 8 metres of sealed pavement are inconsistent.
- O2 A maximum of 15% of the total number of new lots nominated on an approved Plan of Development or Subdivisional Layout Plan are for Dual occupancies.

(b) Building Siting and Design

**Specific Outcomes**

- O3 Despite the requirements of any applicable zone code, the area covered by buildings and structures is not greater than 40% of the lot.
- O4 Despite the requirements of any applicable zone code, buildings and structures are setback from road boundaries in accordance with the distances specified below:

Boundary	Minimum Setback (Metres - m)
Principal road frontage	<ul style="list-style-type: none"> <li>▶ 7.5 metres (other than for carports or garages)</li> <li>▶ 6 metres (for carports or garages)</li> </ul>
Other road frontage(s)	<ul style="list-style-type: none"> <li>▶ 6 metres (other than for carports or garages)</li> <li>▶ 4.5 metres (for carports or garages)</li> </ul>

<sup>190</sup> In this instance, the frontage of the site is the length of an imaginary line joining a point on either side boundary not more than 6 metres from the road alignment of the land.

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**Specific Outcomes**

- O5 The privacy of residents of adjoining premises is protected through the design of any part of a dwelling unit above ground level and within 3 metres of a side or rear boundary including:
- ▶ no balconies overlooking adjoining (outdoor or internal) living areas; or
  - ▶ all upper storey windows overlooking adjoining residential property glazed in opaque glass or screened.
- O6 The site layout enhances streetscape appeal through the location of garages or carports:
- ▶ at the rear of a lot; or
  - ▶ setback a minimum of 1.5 metres from the main face of the associated dwelling unit, or in line with the associated dwelling unit, if the dwelling unit incorporates a verandah, portico, etc. projecting forward of the main face.
- O7 Each dwelling unit has a storage space of 8m<sup>3</sup>.
- O8 Buildings adjacent to the public street address the street through a front door or living room windows facing the street.
- O9 Individual dwelling units are able to be identified from the street.
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(c) Private Open Space and Landscaping

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**Specific Outcome**

- O10 For each dwelling unit, private open space is provided which has a minimum area of 80m<sup>2</sup> and:
- ▶ no horizontal dimension is less than 4 metres, and
  - ▶ one part with an area of at least 25m<sup>2</sup> and a minimum dimension of 5 metres and is directly accessible from the main living area of the dwelling unit.
- O11 A minimum 3 metre wide landscaped area is provided adjacent to all road frontages (excluding access driveways).
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**4.8 Forestry Business Code**

(1) Purpose

- (a) The purpose of the Forestry Business Code is the achievement of the overall outcomes sought for the development of Forestry businesses.
- (b) The overall outcomes sought are:
- (i) Forestry businesses are located, designed and managed so they:
    - (A) remain compatible with the amenity and character in the local setting and minimise unacceptable impacts on adjacent land uses,
    - (B) minimise incidents of unmanageable bushfire and pest risk,
    - (C) prevent conflict with surrounding land uses,
    - (D) protect good quality agriculture land which should optimally remain available for seasonal cropping, horticulture, grain fed livestock production and other agriculture practices essential to local to international markets,
    - (E) minimise any negative effects upon the health, safety and lifestyle of closer settled communities within proximity to the site,
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- (F) minimise any unacceptable effects on the socio-economic fabric of the host community,
- (G) maintain the safe and effective operation of adjacent public utility infrastructure of local to national significance,
- (H) maintain the dominant character of landscapes of high scenic or indigenous cultural value,
- (I) maintain the biodiversity within the critical conservation areas in the Shire and avoid harm to protected species whilst maintaining significant ecological values as part of timber productivity,
- (J) minimise incidents of erosion, soil loss, salinisation and land degradation so as to maintain land resources,
- (K) maintain the environmental values of ground and surface water resources which support ecological values, economic development and potable water supplies for the region,
- (L) maintain the natural hydrological characteristics of the flooding and drainage systems in the locality, and
- (M) operate within the safe and effective design capacity of the local road system servicing the area.

(2) Elements

(a) Site Suitability

Specific Outcomes	Self-assessment Solutions
O1 A Forestry business is located and managed to minimise the loss of or reduced productivity of land best used for other rural purposes with site preparation, planting, cultivation, harvesting and necessary remediation being sustainable relative to land and water resources on the site and surrounds.	S1 Uses and works are setback at least the distances nominated in Table 21 below.

(b) Amenity, Health and Safety

Specific Outcomes	Self-assessment Solutions
O2 The amenity, health, safety and well-being of occupants of sensitive receiving environments is not adversely effected by dust, spraying and noise emissions or threats from incidents of bushfire risk arising from the location and operation of Forestry business (plantation) or from on-farm processing for Forestry business (plantation and native forest).	S2 (a) Site preparation and harvesting for Forestry business (plantation), air drying of on-site trees and the location of permanent plant/equipment for Forestry business do not encroach into the distances prescribed in Table 22 below:

**Table 21 – Forestry Business Setback to Surrounding Properties**

Setback (metres)	Site Area		
	Less than 3 Hectares	3-10 Hectares	More than 10 Hectares
(a) Setback to adjacent dwelling unit or any facility where people gather such as schools, churches, community halls, hospitals, sporting fields or the like	30	40	60
(b) Otherwise, setback to property boundary to:			
(i) Rural Zone	5	5	5
(ii) Residential Zone	8	10	15
(iii) Park Residential or Village Zone	5	8	10

(b) Portable sawmilling and on-farm handling, packaging, storage and processing for Forestry business do not encroach into the distance prescribed in Table 22 below:

**Table 22 – On-Farm Processing Setback to Surrounding Properties**

Setback	Site Area		
	Less than 3 Hectares	3-10 Hectares	More than 10 Hectares
(a)	(metres)	(metres)	(metres)
(b) Setback to adjacent dwelling unit or any facility where people gather such as schools, churches, community halls, hospitals, sporting fields or the like	60	80	100
(c) Otherwise, setback to property boundary to:			
(iv) Rural Zone	10	10	10
(v) Residential Zone	30	40	60
(vi) Park Residential or Village Zone	20	30	50

(c) Where located adjacent to land zoned Park Residential, Residential or Village, machinery is not operated more than 2 weeks in any 6 months and not outside the hours of 7am-6pm on any day.

## (c) Fire Management

Specific Outcomes		Self-assessment Solutions	
O3	The threat and adverse impacts from bushfire associated with: <ul style="list-style-type: none"> <li>▶ operations on the Forestry business, and</li> <li>▶ surrounding areas increasing potential for incidents within the Forestry business,</li> </ul> is minimised to an acceptable level.	S3	(a) Maximum contiguous area of plantation without an internal access road is not more than 30 hectares.  (b) Minimum capacity of dams, tanks, bores or other water supply provides for 3000 litres per hour dedicated for fire fighting.

## (d) Traffic and Access Management

Specific Outcomes		Self-assessment Solutions	
O4	Heavy vehicle movements from a property do not adversely effect the construction and safety standards or the efficient operation of the streets, roads and bridges from which access to mills and markets is provided, and the amenity of closer settled areas is not adversely effected by the passage of heavy vehicles down collector or lessor order streets.	S4	(a) Heavy vehicles from Forestry business have access from a Declared Main Road or otherwise from an all-weather road of at least 6.5 metres carriageway width.  (b) Heavy vehicles from the Forestry business do not exceed 8 return trips per day during site preparation and harvesting.  (c) Heavy vehicle movements from the Forestry business occur between 6am and 6pm with no movements within local school bus times for the Scheduled routes.

## (e) Visual Impact

Specific Outcomes	
O5	The Forestry business maintains an open, rural landscape character dominated by natural features and land extensive activities.

## (f) Ecological Values

Specific Outcomes	
O6	Forestry business involves species type, establishment, propagation and harvesting which will not threaten the ecological processes, biodiversity and faunal species: <ul style="list-style-type: none"> <li>▶ associated with remnant vegetation included in a special management area on the Natural Features and Resources Overlay, or</li> <li>▶ related to locally sensitive landscapes and ecosystems within and influencing the site.</li> </ul>

(g) Water Quality Maintenance and Riparian Land Management<sup>191</sup>

Specific Outcomes	Self-assessment Solutions
O7 Site preparation, harvesting, on-farm processing and release points for air/water blast spraying to application areas of chemicals, pesticides, fertilisers and the like minimise sediments, pathogens and nutrient contamination of downstream waters and controls erosion so the environmental values of ground and surface waters for ecosystem health and human consumption (with minimal treatment) are not degraded.	<p>S7 (a) For Forestry business within:</p> <ul style="list-style-type: none"> <li>(i) 50 metres of the top bank of a river, or</li> <li>(ii) 30 metres of the top bank of a stream or creek, or</li> <li>(iii) 10 metres of the top bank of a dry gully or perennial waterway,</li> </ul> <p>there is no site preparation<sup>146</sup>, harvesting and air/water blast spray application of chemicals and fertilizers.</p> <p>(b) Site preparation<sup>146</sup>, planting, harvesting and on-farm processing and accessways confined to:</p> <ul style="list-style-type: none"> <li>(i) free draining areas, and</li> <li>(ii) slopes not exceeding 15% for on-farm processing and accessways, or</li> <li>(iii) otherwise, sites on slopes not exceeding 20% gradient</li> </ul> <p>(c) All works for access, log dumps and on-farm processing remain 300mm above known flood levels.</p>

(h) Servicing

Specific Outcomes	Self-assessment Solutions
O8 Sufficient and reliable water supplies are available for Forestry business operations with environmentally acceptable waste management practices.	S8 If in a zone with existing or planned reticulated water services, demand does not exceed 3 litres per square metre of site area.

**4.9 Home-based Business Code**

(1) Purpose

- (a) The purpose of the Home-based Business Code is the achievement of the overall outcomes sought for the development of Home-based businesses.
- (b) The overall outcomes sought are:
  - (i) Home-based businesses are integrated as a small-scale component of the dwelling unit and remain subsidiary in form and function to the principal residential dwelling unit;

<sup>191</sup> Carrying out operational work that is the clearing of native vegetation on freehold land, indigenous land or on leasehold land used for agriculture (including forestry business) may also be assessable development under Schedule 8 to the IPA



- (ii) Home-based businesses are compatible with the scale, character and environmental values exhibited by the local setting;
- (iii) Home-based businesses are sited and designed to:
  - (A) achieve relevant health and safety standards;
  - (B) minimise to an acceptable level any off-site impacts;
  - (C) achieve acceptable levels of privacy and amenity for residents of the premises and of adjoining premises, and
  - (D) operate within the safe and effective design capacity of the utilities and road system servicing the area; and
- (iv) Home-based businesses support the economic viability of a household resident on a site without unacceptably impacting on the viability and vitality of the Shire’s commercial and industrial centres or its community services.

(2) Elements

(a) Extent of Use

Specific Outcomes	Self-assessment Solutions
O1 A Home-based business is subservient to the principal use of a dwelling unit for permanent accommodation for a household.	S1 (a) The floor area used specifically for the Home-based business either in the dwelling unit or in a separate building within the curtilage of the dwelling unit, does not exceed 50m <sup>2</sup> .  (b) A maximum of 1 equivalent non-resident person is employed.

(b) Amenity

Specific Outcomes	Self-assessment Solutions
O2 Home-based business has a form and appearance that does not significantly detract from local amenity.	S2 (a) Any new building work to establish the Home-based business: <ul style="list-style-type: none"> <li>(i) does not result in a building or structure that exceeds a maximum height of 9 metres, and</li> <li>(ii) does not increase the area covered by buildings and structures to greater than 50% of the site area.</li> </ul> (b) Display goods and stored goods or materials are not visible at the property boundary. (c) There is only one sign related to the business activity and the sign is: <ul style="list-style-type: none"> <li>(i) not greater than 0.3m<sup>2</sup> in area;</li> <li>(ii) not illuminated; and</li> <li>(iii) wholly within the premises or on a fence facing the road.</li> </ul> (d) Activities do not include hiring out of materials, goods, appliances or vehicles. (e) There is no repairing, servicing, cleaning

Specific Outcomes	Self-assessment Solutions
	<p>or loading of vehicles not normally associated with use of premises as a dwelling unit.</p> <p>(f) Inclusive of vehicle trips associated with the use of the dwelling house, no more than 10 vehicle trips per day (where 1 vehicle trip equals arriving and departing the site) are generated.</p> <p>(g) In the Residential and Park Residential Zones, any commercial vehicle parked on the site:</p> <p>(i) does not exceed 2.5 tonnes GVM<sup>192</sup>, and</p> <p>(ii) is garaged within the curtilage of the dwelling unit behind the building line.</p>

#### 4.10 Market Code

(1) Purpose

- (a) The purpose of the Market Code is the achievement of the overall outcomes sought for the development of a market.
- (b) The overall outcomes sought are:
  - (i) A market is conducted in a manner compatible with the character and amenity of the local setting in which they are located;
  - (ii) Public health and safety is not jeopardised as a result of the use of premises for a market;
  - (iii) A market does not result in any adverse affect on the amenity of local area;
  - (iv) A markets does not adversely affect the operation of other businesses in the vicinity in terms of impacts including access, car parking, noise, and competition.

(2) Elements

(a) Amenity

Specific Outcomes	Self-assessment Solutions
O1 A market is sited on premises having regard to the amenity enjoyed by people using the premises and adjacent premises.	<p>S1 (a) For a market, premises:</p> <p>(i) are contiguous with business areas and/or community facilities (such as schools, churches or open recreation areas),</p> <p>(ii) have an area of at least 1 000 m<sup>2</sup>, and</p> <p>(iii) have frontage to a Collector Road or higher order road.</p>

<sup>192</sup> GVM means gross vehicle mass.

Specific Outcomes	Self-assessment Solutions
O2 A market has a form and appearance that does not significantly detract from local amenity.	S2 (b) If adjoining land in the Residential, Park Residential or Village Zone, areas used for stalls or on-site recreational facilities are setback at least 10 metres from any contiguous boundary

(b) Health, Safety and Convenience

Specific Outcomes
O2 The health, safety and convenience of people using the market and people residing in premises adjacent to the market is maintained with respect to: <ul style="list-style-type: none"> <li>▶ pedestrian and vehicle access within and to and from the site,</li> <li>▶ access for emergency services vehicles, and</li> <li>▶ significant environmental effects on adjacent premises.</li> </ul>

#### 4.11 Multiple Dwelling Units Code

(1) Purpose

- (a) The purpose of the Multiple Dwelling Units Code is the achievement of the overall outcomes sought for the development of Multiple dwelling units.
- (b) The overall outcomes sought are:
  - (i) The immediate streetscape, general visual amenity and character of the locality and liveability of residential areas in the Shire is enhanced by the development of Multiple dwelling units;
  - (ii) Development is compatible with surrounding development in relation to scale, height and bulk of buildings and consistent with outcomes for the locality expressed in relevant zone codes;
  - (iii) Multiple dwelling units forms are located in areas readily accessible to business centres or major community or educational facilities;
  - (iv) Developments are designed to ensure:
    - (A) safe and convenient access and parking for residents and visitors, and
    - (B) casual surveillance of the public and communal open space areas, and
    - (C) a mix of functional dwelling unit types offering lifestyle opportunities and energy efficient living, and
    - (D) passive recreation/private open space adequate to satisfy need residents.

(2) Elements

(a) Site Suitability

**Specific Outcomes**

- O1 Development on sites less than 700m<sup>2</sup> or with a frontage less than 20 metres<sup>193</sup> or where the principal road frontage is of a standard less than 8 metres of sealed pavement are inconsistent.

(b) Building Siting and Design

**Specific Outcomes**

- O2 Despite the requirements of any applicable zone code, the minimum setbacks for buildings and structures from site boundaries are as follows:

Boundary	Building Height (metres)	Minimum Setback (metres)
Principal road frontage	All	▶ 6 metres
Secondary road frontage/s	All	▶ 3 metres
Side	Up to 4.5 metres	▶ 1.5 metres
	Over 4.5 metres	▶ 1.5 metres plus 0.3 metre for every 1 metre of height over 4.5 metres

- O3 Buildings have a maximum unarticulated length of 15 metres to the principal road frontage.
- O4 The privacy of residents of adjoining premises protected through the design of any part of a dwelling unit above ground level and within 3 metres of a side or rear boundary including:
- ▶ no balconies overlooking adjoining (outdoor or internal) living areas; or
  - ▶ all upper storey windows overlooking adjoining residential property glazed in opaque glass or otherwise appropriately screened.
- O5 The site layout enhances streetscape appeal through the location of garages or carports:
- ▶ at the rear of the premises; or
  - ▶ at ground level, below the dwelling units.
- O6 Buildings adjacent to the public street address the street through a front door or living room windows facing the street.
- O7 Individual dwelling units are able to be identified from the street.

(c) Private and Communal Open Space and Landscaping

**Specific Outcomes**

- O8 Communal open space having a total area of not less than 30% of the site area and a minimum dimension of 4 metres.
- O9 For each ground storey dwelling unit, private open space is provided which has a minimum area of 80m<sup>2</sup> and:
- ▶ no horizontal dimension is less than 4 metres, and

<sup>193</sup> In this instance, the frontage of the site is the length of an imaginary line joining a point on either side boundary not more than 6 metres from the road alignment of the land.

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**Specific Outcomes**

- ▶ one part with an area of at least 25 m<sup>2</sup> and a minimum dimension of 5 metres and is directly accessible from the main living area of the dwelling unit.
  - O10 For each dwelling unit above ground storey, private open space is provided in the form of a balcony (or balconies) having a minimum area of 8m<sup>2</sup> and a minimum dimension of 2 metres and is directly accessible from the main living area of the dwelling unit.
  - O11 A minimum 3 metre wide landscaped area provided adjacent to all road frontages (excluding access driveways).
  - O12 The overall built form in an area is broken-up by landscaping between buildings and along individual site boundaries.
- 

(d) Fencing

**Specific Outcome**

- O12 Provision of 1.8 metre 80% screen fence<sup>194</sup> to side and rear boundaries to screen living and open space areas both on the site and on adjoining residential premises.
- 

(e) On-site Service Facilities

**Specific Outcome**

- O13 Provision of:
    - ▶ refuse bin enclosure located for convenience use and collection and adequately screened from public view;
    - ▶ open-air clothes drying facilities that are screened from public view;
    - ▶ a secure storage space of 6m<sup>3</sup> for each dwelling unit.
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**4.12 Outdoor Recreation Code**

(1) Purpose

- (a) The purpose of the Outdoor Recreation Code is the achievement of the overall outcomes sought for the development of Outdoor recreation facilities.
- (b) The overall outcomes sought are:
  - (i) Outdoor recreation facilities are provided to meet the demands of the Shire community for such facilities;
  - (ii) Development is of a form, and at a scale, appropriate to the function of the open space and the locality in which the facilities are situated; and
  - (iii) The design and siting of Outdoor recreation facilities minimises to an acceptable level any off-site impacts associated with the form and function of the development.

(2) Elements

- (a) Site suitability

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<sup>194</sup> An 80% screen fence means a fence or barrier that is not more than 20% transparent.

**Specific Outcomes**

- O1 Outdoor recreation facilities are located on a park recognised by Council as fulfilling district level or higher functions.
- O2 The site has frontage to an arterial or higher order road.

(b) Scale and design

**Specific Outcomes**

- O3 The total area of the premises covered by buildings and roofed structures is no greater than 10%.
- O4 The maximum height of any building or structure is 12 metres.
- O5 No building or structure is closer than 15 metres to any site boundary.
- O6 Buildings and structures are ancillary to the Outdoor recreation use and only include:
  - ▶ shelters, toilets, stands and/or grandstands,
  - ▶ clubhouses,
  - ▶ kiosks, or
  - ▶ lighting.
- O7 Public access to the parkland is not restricted by fencing.

(c) Emissions management

**Specific Outcomes**

- O8 Noise and lighting generated by the use of the facility satisfy the reasonable expectations of the occupants of adjacent premises.

**4.13 Retail Warehouse Code**

(1) Purpose

- (a) The purpose of the Retail Warehouse Code is the achievement of the overall outcomes sought for the development of Retail warehouses.
- (b) The overall outcomes sought are:
  - (i) Development is of a scale which is compatible with the character and amenity of the locality and which recognises the functions and viability of the Shire’s business and industry areas.
  - (ii) Development is provided with on-site service areas, such as garbage bin enclosures, loading/unloading areas and outdoor storage and/or display areas (when provided), that are conveniently accessed and visually attractive or screened.

(2) Elements

(a) Site Suitability

Specific Outcomes	Self-assessment Solutions
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O1 Site is configured to accommodate the building(s), other structures, vehicle access and movement areas, and landscaping.	S1 (a) Site has: <ul style="list-style-type: none"> <li>(i) an area of at least 1 500m<sup>2</sup> for a single establishment or</li> </ul>
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Specific Outcomes	Self-assessment Solutions
	<ul style="list-style-type: none"> <li>(ii) an area of at least 4 000m<sup>2</sup> for a complex comprising two or more establishments.</li> <li>(b) Site has frontage to a Collector Road or higher order road (other than an Arterial Road) in an urban area.</li> </ul>

(b) Building Siting and Design

Specific Outcomes	Self-assessment Solutions
<p>O2 Retail warehouses are sited and designed on premises having regard to the:</p> <ul style="list-style-type: none"> <li>▶ character and amenity of the local setting,</li> <li>▶ function of the specific business centre,</li> <li>▶ existing or proposed streetscape,</li> <li>▶ safety of people using the premises, and</li> <li>▶ maintenance of buildings and works.</li> </ul>	<p>S2</p> <ul style="list-style-type: none"> <li>(a) The minimum floor area for individual retail warehouse tenancies is 400m<sup>2</sup>.</li> <li>(b) If in a complex, not more than 20% of the total gross floor area is occupied by uses other than Retail warehouses.</li> <li>(c) Buildings are located: <ul style="list-style-type: none"> <li>(i) if fronting an Arterial Road, buildings are setback at least 10 metres from that road frontage; or</li> <li>(ii) except for (i) above, within 6 metres of the site frontage or principal site frontage for a minimum of 30% of the site frontage width.</li> </ul> </li> <li>(d) Car parking areas are situated at the front of, or on the approach side of the site, or beneath the building.</li> <li>(e) Each Retail warehouse has a customer loading area, suitable for at least one car towing a trailer, located within 20 metres of a building entrance.</li> <li>(f) The premises is landscaped by provision of: <ul style="list-style-type: none"> <li>(i) a minimum area equal to 10% of the area of the site, and</li> <li>(ii) a minimum 3 metres wide landscaped strip along all street frontages.</li> </ul> </li> <li>(g) No part of any building is sited closer than 10 metres to a side or rear boundary which adjoins land included in the Residential Zone.</li> <li>(h) A densely planted landscape strip is established and maintained between any building and any side or rear boundary which adjoins land included in the Residential Zone, with such strip having a minimum width of 5 metres.</li> </ul>

#### 4.14 Retirement Village Code

(1) Purpose

- (a) The purpose of the Retirement Village Code is the achievement of the outcomes for the establishment and use of Retirement villages.
- (b) The outcomes sought are Retirement villages sited and designed so they:
  - (i) achieve pleasant and secure living and recreation environments for residents,
  - (ii) have a form and appearance that is compatible with the scale, character and amenity desired for the local setting;
  - (iii) achieve relevant health, safety, and lifestyle standards in a climatically responsive manner,
  - (iv) reflect the environmental and landscape values of the locality in which they are situated,
  - (v) achieve acceptable levels of privacy and amenity for residents of the premises and of adjoining premises, and
  - (vi) provide appropriate private open space for each dwelling unit to satisfy user requirements and landscaping to enhance the appearance and use of the premises.
- (c) This purpose will be achieved by development that is consistent with this code.

(2) Elements

(a) Location and Site Characteristics

**Specific Outcomes**

- O1 Retirement villages are conveniently accessible to everyday commercial and community facilities being located within 400 metres walking distance of a designated centre and /or 100 metres walking distance of a public transport stop.
- O2 Retirement villages are located on land:
  - ▶ with slopes generally less than 8% and mostly less than 5%,
  - ▶ which is not flood prone, poorly draining or unstable, and
  - ▶ which allows for the long axis of buildings to be generally oriented east/west.
- O3 Retirement villages are developed on sites having a minimum area of 2,000m<sup>2</sup>.

(b) Density

**Specific Outcomes**

- O4 Number of dwelling units and/or rooming units is consistent with the desired character of the locality in which it is situated and the site’s physical conditions, environmental characteristics, setting and infrastructure provision.



## (c) Accessibility

**Specific Outcomes**

- O5 Premises designed to facilitate easy pedestrian and vehicular access for residents and visitors throughout the site, by:
- locating all dwelling units within 250 metres walking distance of a site entry/exit point,
  - locating residents and visitor parking spaces in ways which provide convenient access to the parts of the premises for which they are provided,
  - ensuring that all paths and land used for outdoor recreation have a grade no greater than 5%, with paths having hard, non-slippery, even and well-drained surfaces, and
  - ensuring that access to the site and all buildings is provided in accordance with *Australian Standard AS1428 – Design for Access and Mobility* and *Australian Standard AS1735 – Lift Facilities for Persons with Disabilities*.
- O6 At least 50% of all dwelling units are adaptable for wheelchair access in accordance with *Australian Standard AS4299 – Adaptable Housing*.
- O7 Internal vehicle accessway network provides for emergency vehicle access and manoeuvring.
- O8 On-site 24 hour emergency service call facilities are provided.

## (d) Building Siting and Design

**Specific Outcomes**

- O9 Development complies with the Acceptable Solutions of the “General” and “Site Specific Design Elements” of Part 3 of the QRDG.
- O10 The maximum height of any building or structure is 8.5 metres.
- O11 The maximum length of unarticulated elevations of buildings, walls or fences visible from the street or other public space is 15 metres.
- O12 The maximum length of buildings is 40 metres, with separation (for the purposes of cross-block ventilation, articulation and light) between buildings of no less than 4 metres.
- O13 Each dwelling unit has a storage space of 8m<sup>3</sup>.
- O14 An indoor communal area, having a minimum size of 1m<sup>2</sup> per resident or 25m<sup>2</sup> (whichever is the greater), is provided on-site, with such area equipped with toilets, food preparation and storage facilities.

## (e) Landscape and Recreation Area

**Specific Outcomes**

- O15 Landscape and recreation area of at least 35% of the site area provided, including:
- a courtyard or other similar private open space area, directly accessible from the living area of a dwelling unit and with a minimum area of 20m<sup>2</sup> and no dimension less than 3 metres, provided for each ground-level dwelling unit, and
  - a balcony or similar private open space area, directly accessible from the living area of a dwelling unit and with a minimum area of 10m<sup>2</sup> and no dimension less than 2.5 metres, provided for each dwelling unit above ground level.
- O16 A minimum 3 metre wide densely planted landscape strip provided between any residential building or outdoor recreation area and any side or rear boundary.
- O17 A minimum 2 metre wide landscaped area provided between any vehicle parking area and any adjacent site boundary.
- O18 A minimum 1.8 metre high screen fence provided along the full length of any side or rear boundary that adjoins land used for a non-residential purpose.

#### 4.15 Service Station and Car Wash Code

(1) Purpose

- (a) The purpose of the Service Station and Car Wash Code is the achievement of the overall outcomes sought for the development of Service stations and Car wash facilities.
- (b) The overall outcomes sought are:
  - (i) Service stations, whether or not developed with an associated car wash facility, are not located on land zoned for residential purposes.
  - (ii) Service stations are located and designed to:
    - (A) enable convenient accessibility and safe access;
    - (B) achieve a high standard of appearance;
    - (C) provide separation and buffering to minimise impacts on adjoining land uses; and
  - (iii) Development of services stations does not result in risks to public health and safety above acceptable levels.

(2) Elements

(a) Site Layout and Design

Specific Outcomes		Self-assessment Solutions	
O1	The site is configured to accommodate the building(s), other structures, vehicle access and movement areas, and landscaping.	S1	<ul style="list-style-type: none"> <li>(a) The site has:                             <ul style="list-style-type: none"> <li>(i) an area of at least 1 500m<sup>2</sup>; and</li> <li>(ii) a frontage of not less than:                                     <ul style="list-style-type: none"> <li>– 40 metres where the site is not a corner site, or</li> <li>– 36 metres otherwise.</li> </ul> </li> </ul> </li> <li>(b) The site is situated not more than 90 metres from the intersection of two or more roads, one of which is an Arterial Road</li> <li>(c) Two vehicle crossings, each between 6 and 9 metres in width, are provided and not closer than 9 metres to:                             <ul style="list-style-type: none"> <li>(i) any other vehicle crossing, or</li> <li>(ii) any road intersection.</li> </ul> </li> <li>(d) 10% of the site is provided as landscaped area.</li> </ul>
O2	Fuel pumps and inlets to bulk storage tanks located to minimise the risk of a dangerous occurrence <sup>195</sup> .	S2	<ul style="list-style-type: none"> <li>(a) Fuel pumps and inlets are located in accordance with AS1940–1993: The storage and handling of flammable and combustible liquids; and</li> <li>(b) Inlets are located no closer than 5 metres to any boundary of the site.</li> </ul>

<sup>195</sup> Refer Sub-section 1.8.11 of AS1940-1993: *The storage and handling of flammable and combustible liquids*.

Specific Outcomes		Self-assessment Solutions	
O4	Customer air and water facilities and automatic car washing facilities located appropriately.	S4	Facilities are situated within the site but not closer than 5 metres to any boundary of the site.
O5	Waste storage facilities located to satisfy relevant health and safety standards.		

(b) Ancillary Retail Purposes

Specific Outcomes		Self-assessment Solutions	
O6	Retailing of products and/or services not directly associated with maintenance of motor vehicles remains subservient to the primary service station use.	S6	The floor area for ancillary retailing does not exceed the lesser of: <ul style="list-style-type: none"> <li>▶ 100 m<sup>2</sup>, or</li> <li>▶ 50% of the sales floor area exclusive of those parts used for vehicle maintenance (e.g., service bays, etc).</li> </ul>

**4.16 Short-Term Accommodation Code**

(1) Purpose

- (a) The purpose of the Short-Term Accommodation Code is the achievement of the overall outcomes sought for the development of short-term accommodation facilities, including Accommodation buildings, Bed and breakfast and Host farms.
- (b) The overall outcomes sought are:
  - (i) Short-term accommodation facilities are located in areas attractive to tourist/travellers due to their natural surroundings and/or in proximity to tourist attractions;
  - (ii) Short-term accommodation facilities are consistent with the scale of existing buildings and structures in the vicinity, and designed to complement the physical character of the local area; and
  - (iii) Short-term accommodation facilities are located and designed with regard to the privacy of and amenity enjoyed by residents of the premises and any adjacent premises.

(2) Elements

(a) Site Suitability

Specific Outcomes		Self-assessment Solutions	
O1	Premises are: <ul style="list-style-type: none"> <li>▶ located within close proximity to an established urban area or other visitor attraction;</li> <li>▶ visible, or otherwise in close proximity to, transport facilities or routes likely to be used by visitors; and</li> <li>▶ have easy, safe and convenient access from the major road network.</li> </ul>	S1	(a) In urban areas, premises are located: <ul style="list-style-type: none"> <li>(i) within 400 metres of:                             <ul style="list-style-type: none"> <li>– Yeppoon Central zone,</li> <li>– Land zoned Business at Emu Park</li> <li>– a major tourist facility; and</li> </ul> </li> <li>(ii) fronts or is within 100 metres of a sub-arterial or higher order road.</li> </ul>

Specific Outcomes	Self-assessment Solutions
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- |   |  |
|---|--|
| <p>O2 The site is of sufficient size and suitable proportions to provide for adequate on-site and local area amenity, with respect to boundary setbacks, open space, car parking and landscaping.</p> | <p>(c) In rural areas, premises are located:</p> <ul style="list-style-type: none"> <li>(i) within 4 kilometres of:                             <ul style="list-style-type: none"> <li>– the Capricorn Coast urban area or other centre as indicated on the Shire Outline Map, and/or</li> <li>– a major tourist facility; and</li> </ul> </li> <li>(ii) fronts or is within 1 kilometre of an arterial road; and</li> <li>(iii) has all-weather internal access from a road suitable for use by two-wheel drive vehicles at all times.</li> </ul> <p>S2 (a) In urban areas, a site complies with the following:</p> |
|---|--|

Proposed Use	Minimum Site Area (m <sup>2</sup> )	Minimum Road Frontage (m)
Accommodation Building	700	20
Bed and Breakfast	700	20

- (d) In the Rural zone, a site complies with the following:

Proposed Use	Minimum Site Area (Ha)	Minimum Road Frontage (m)
Host Farm	8	-

(b) Building Siting and Design – Accommodation buildings

Specific Outcomes	Self-assessment Solutions
<p>O4 Accommodation buildings are:</p> <ul style="list-style-type: none"> <li>▶ consistent with the scale of existing buildings and structures in the vicinity;</li> <li>▶ have a form and appearance that does not significantly detract from local amenity;</li> <li>▶ sited to minimise direct overlooking of the main living areas of adjacent residences; and</li> <li>▶ provide residents of adjacent premises with an adequate sense of visual and acoustic privacy.</li> </ul>	<p>S4 (a) Premises in the Residential Zone have:</p> <ul style="list-style-type: none"> <li>(i) side and rear setbacks equal to half the height of the building but not less than 3 metres; and</li> <li>(ii) walls are built to within 1.5 metres of side and/or rear boundaries only if: <ul style="list-style-type: none"> <li>– the maximum wall height is 3.5 metres,</li> <li>– the wall does not contain openings or windows glazed with translucent or opaque materials if sills are less than 1.5 metres above the floor level of the room in which they are provided; and</li> <li>– the maximum wall length is 50% of the length of the adjoining property boundary; and</li> </ul> </li> <li>(iii) a 9 metres minimum separation or 12 metres if above the first floor level, is provided between windows of habitable rooms of facing dwellings on an adjoining lot.</li> </ul> <p>(b) Direct views into the private open space areas of dwellings on adjoining land are screened or obscured by:</p> <ul style="list-style-type: none"> <li>(i) minimum 1.8 metres high solid fences or walls along the boundaries of the site; and/or</li> <li>(ii) landscape screening by earth mounding, existing dense vegetation and/or new planting.</li> </ul> <p>(c) Buildings are setback at least:</p> <ul style="list-style-type: none"> <li>(i) 20 metres to a State-controlled road;</li> <li>(ii) 10 metres to a road classified as Collector or higher;</li> <li>(iii) 20 metres to a rural road; or</li> <li>(iv) 6 metres from all other roads.</li> </ul> <p>(d) Public dining facilities are not provided.</p> <p>(e) A landscaping area, with a minimum width of 2 metres and capable of being planted with trees and shrubs featuring dense foliage, provided between parking, manoeuvring, loading/unloading and outdoor recreation areas and site boundaries.</p> <p>(f) Buildings have a maximum unarticulated length of 15 metres to the street frontage.</p>

Specific Outcomes	Self-assessment Solutions
O5 Landscaping is established on site to maintain the amenity enjoyed by people using the premises and the adjoining premises.	S5 An area of not less than 30% of the total site area provided and maintained as landscape and recreation area, with no part of the area having a dimension less than 3 metres.

(c) Building Siting and Design – Bed and breakfast

Specific Outcomes	Self-assessment Solutions
O6 Bed and breakfast accommodation is: <ul style="list-style-type: none"> <li>▶ integrated with the primary use of premises for a Dwelling house;</li> <li>▶ sited and designed having regard to the privacy of people using the premises and the adjoining premises and the amenity enjoyed by those people; and</li> <li>▶ consistent with the character of the locality in which the premises are situated.</li> </ul>	S6 (a) Bed and breakfast accommodation is provided within the curtilage of the Dwelling house occupied by the household providing the accommodation. (b) The maximum amount of accommodation made available to guests is three bedrooms.  (c) In the premises: <ul style="list-style-type: none"> <li>(i) the bedrooms provided for guests are in the same building as the kitchen, bathing and toilet facilities provided for the guests and the accommodation of the owner,</li> <li>(ii) the only cooking facilities available to the guests are those within and normally used by the residents of the house and at least one substantial meal is offered by the host household to guests each day.</li> </ul>

(d) Building Siting and Design – Host farm

Specific Outcomes	Self-assessment Solutions
O7 Host farm accommodation is: <ul style="list-style-type: none"> <li>▶ integrated with the primary use of premises for rural purposes;</li> <li>▶ located and designed so as not to prejudice or disrupt existing rural activities; and</li> <li>▶ is consistent with the character of the locality in which the premises are situated.</li> </ul>	S7 (c) Host farm accommodation is provided: <ul style="list-style-type: none"> <li>(i) within the curtilage of the Dwelling house occupied by the household providing the accommodation; or</li> <li>(ii) in the form of on-site cabins.</li> </ul> (b) On-site cabins used for Host farm accommodation are sited: <ul style="list-style-type: none"> <li>(i) within 250 metres of the existing Dwelling house; and</li> <li>(ii) no closer than 150 metres to any boundary which adjoins land being used for commercial rural production.</li> </ul> (c) The maximum amount of accommodation made available to guests is three bedrooms in the main Dwelling house or two on-site cabins.

Specific Outcomes	Self-assessment Solutions
	(d) On-site cabin accommodation are: <ul style="list-style-type: none"> <li>(i) a maximum height of 8.5 metres; and</li> <li>(ii) a maximum floor area including any deck or verandah of 30m<sup>2</sup> per cabin.</li> </ul>

(e) Use of Premises

Specific Outcomes	Self-assessment Solutions
O8 Accommodation provided is for short-term duration only.	S8 Accommodation offered at a Bed and breakfast or Host farm stays does not extend for more than 14 nights consecutively.
O9 Host farm accommodation does not adversely impact the operation and viability of the rural use of the land on which it is situated..	

#### 4.17 Telecommunications Facility Code

##### (1) Purpose

- (a) The purpose of the Telecommunication Facilities Code is the achievement of the overall outcomes for the development of telecommunication facilities.
- (b) The overall outcomes sought are:
  - (i) Telecommunications facilities are compatible with the physical characteristics of the site where they are located and the character of the locality; and
  - (ii) Telecommunication facilities do not cause nuisance or unacceptable risks to public health and safety.

##### (2) Elements

- (a) Siting and design

Specific Outcomes	Self-assessment Solutions
O1 Development is consistent with the scale of existing buildings and other works on the site and/or in the locality where they are located, and not visually dominant or obtrusive.	S1 (a) Facilities are: <ul style="list-style-type: none"> <li>(i) located underground; or</li> <li>(ii) below the level of the predominant tree canopy or surrounding premises; or</li> <li>(iii) integrated with an existing building or structure by:                             <ul style="list-style-type: none"> <li>– not involving any freestanding elements;</li> <li>– concealment as an integral part of a building or structure;</li> <li>– not increasing the bulk and height of the building or structure of which it forms a part; and/or</li> </ul> </li> </ul>

Specific Outcomes	Self-assessment Solutions
	(iii) co-located with other utility facilities.
O2 Development is sited to minimise overshadowing of adjacent residential premises.	<p>S2 If facilities are:</p> <p>(a) higher than 9 metres in the Residential Zone or 12 metres elsewhere; and</p> <p>(b) greater than 20m<sup>2</sup> in cross-sectional (vertical) area,</p> <p>they do not overshadow adjoining property between the hours between 9am and 3pm on 21 June of any year.</p>

(b) Health and Safety

Specific Outcomes	Self-assessment Solutions
<p>O3 Emissions of light, noise, vibration or radiation are managed to ensure:</p> <ul style="list-style-type: none"> <li>▶ nuisance is not caused beyond the site boundaries;</li> <li>▶ applicable State and national standards and requirements are satisfied;</li> <li>▶ unacceptable risks to the environment and to personal and public safety are not caused; and</li> <li>▶ as necessary, public access is restricted to satisfy health and safety requirements.</li> </ul>	<p>S3 (a) Warning information signage and security fencing is provided on site to prevent unauthorised entry.</p>



#### 4.18 Centres Code

(1) Purpose

- (a) The purpose of the Centres Code is the achievement of the overall outcomes sought for the development of Shops.
- (b) The overall outcomes sought are:
  - (i) Development is compatible with the scale, character and amenity of the locality;
  - (ii) Development recognises the centre function planned for the area by the land zoning;
  - (iii) Centres are designed and developed to:
    - (A) be responsive to and enrich the character and amenity of their environs,
    - (B) promote contemporary architecture appropriate to their setting,
    - (C) conserve the values of any places of natural and cultural heritage significance,
    - (D) be distinctive, memorable and visually attractive,
    - (E) provide a comfortable and safe user environment,
    - (F) take advantage of the prevailing tropical climate and actively minimise reliance on non-renewable energy sources for cooling,
    - (G) facilitate convenient, efficient and safe access for vehicles, including public transport and for pedestrians and cyclists;
  - (iv) Development is provided with on-site service areas for waste storage, loading/unloading areas and outdoor goods storage that are conveniently accessed and visually attractive or screened from view outside the site;
  - (v) The standards of service and construction of roads providing access to centres is sufficient for safe and efficient traffic operation;
  - (vi) Uses, activities, facilities and works do not physically encroach onto the reserve of a State controlled road and does not adversely affect or impinge on the existing and planned capacity of a State controlled road to which a site has direct frontage.

(2) Elements

- (a) Role
  - (i) Centre function

Specific Outcomes
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|----|--|
| O1 | Premises comprise tenancy areas that: <ul style="list-style-type: none"> <li>▶ provide for a mix of activities and uses;</li> <li>▶ contribute to satisfying the centre function for the centre in which it is located;</li> </ul> |
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- (b) Design and layout  
 (i) Site suitability

**Specific Outcomes**

- O2 Sites have dimensions sufficient for the planned arrangement of uses, activities and facilities including, tenancies, formal/informal socialising/interaction, movement/circulation and car parking, provision of services and landscaping.
- O3 Site dimensions provide for development to:
- ▶ achieve minimum setback for buildings and structures of 15 metres to land zoned Residential; and
  - ▶ be wholly contained within the site, subject to satisfying Specific Outcomes O12 and O13.
- O4 Sites are proximate to appropriate opportunities which service public transport demand created by centres activities.

- (ii) Amenity

**Specific Outcomes**

- O5 Centres are laid out, designed and constructed to prevent adverse impacts from night light spillage, noise and odour affecting adjoining land in terms of:
- ▶ visual detraction;
  - ▶ smell and noise nuisance;
  - ▶ local climatic conditions including prevailing breezes;
  - ▶ vibration;
  - ▶ glare, reflected light and shadowing;
- O6 Building services are located and designed to prevent the view of mechanical plant and equipment beyond the site boundaries at ground level;
- O7 Centre design provides opportunities in the form of attractive, functional and safe public and semi-public spaces for informal and unregulated social interaction within the centre;
- O8 Centres are attractive, inviting, friendly and intellectually stimulating incorporating features such as public art and/or cultural, technological or educational features; and
- O9 Provision is made for a community noticeboard within a public or semi-public space.

- (iii) Facades

**Specific Outcomes**

- O10 Development contributes to a desirable townscape/landscape character and the amenity of the locale with regard to:
- ▶ the pattern of streets and spaces;
  - ▶ for and scale of buildings/structures and spaces;
  - ▶ use of building materials (including colours), signage and landscaping; and
  - ▶ conservation and integration of valuable landscape elements (such as mature vegetation, waterways, cultural heritage etc).
- O11 Building plan areas and facades are articulated and finished with colours and textures that compliment the surrounding natural and man-modified environment.
- O12 Buildings located on or within 6 metres of the property boundary along a public road, other than a State controlled road are to provide for sheltered pedestrian movement with the inclusion of cantilevered awnings.
- O13 Buildings on land with direct frontage to a State controlled road are to provide shelter for pedestrians

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**Specific Outcomes**

(including awnings) that does not encroach within the State controlled road reserve.

- O14 Facades facing towards the principal road frontage of the site incorporate design elements such as a low proportion of solid to a high proportion of void/open<sup>196</sup> wall to foster casual, social and business interaction such as shop-fronts, outdoor dining and public spaces such as a market-square or piazza.
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(iv) Movement and circulation

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**Specific Outcomes**

- O15 Car parking and driveway areas are:
- ▶ convenient to centre activities; and
  - ▶ readily and safely accessible from the adjoining road network;
- O16 Within the design/layout of the site provision is made for safe and legible movement of:
- ▶ motor vehicles;
  - ▶ bicycles; and
  - ▶ pedestrians.
- O17 Heavy vehicles movement for deliveries, dispatch and waste removal are segregated from motor car movement and car parking areas;
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(v) Landscaping and aesthetics

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**Specific Outcomes**

- O18 Development is landscaped to provide:
- ▶ shading for pedestrian paths and vehicle parking hardstand areas by mature vegetation or combination of vegetation with other shading mechanism;
  - ▶ specimen plantings and garden beds for visual relief and break-up areas of hard stand;
  - ▶ dense screen planting at least 1 metres wide along any solid wall length exceeding 4 metres;
  - ▶ treatment of the property boundary to integrate the development with the streetscape along each street frontage of the site;
  - ▶ dense screen planting at least 1 metres wide and 1.8 metres high solid screen fence along any property boundary adjoining land zoned for Residential; and
  - ▶ screen planting and solid screen fencing to prevent the view of service areas beyond the site boundaries at ground level; and
- O19 Landscaping is designed and constructed with plant species that:
- ▶ compliment mature vegetation retained on the site pursuant to Specific Outcome O10 of this code; and
  - ▶ require minimal ongoing maintenance with species selected to eliminate reliance on irrigation after 6 months of planting.
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<sup>196</sup> In the context of this specific outcome, void/open wall includes elements such as glazing (opening or fixed) and other openings.

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(vi) Site drainage

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**Specific Outcomes**

- O20 Layout and design includes provisions for stormwater management to prevent adverse impacts on a State controlled road.
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(c) Road connection

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**Specific Outcomes**

- O21 Roads serving the site have sufficient planned and constructed capacity to ensure the safety and efficiency of the road network despite the impact of additional traffic generated by the centre.
- O22 Onsite driveways, car parking and loading/unloading facilities are not directly accessible from State controlled roads.
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