

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 with regard to matters such as noise and odour;
 - (B) remain compatible with 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; and
 - (H) occur at a scale commensurate with the intended zone code purpose.
 - (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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O1 Sites for animal related activities including intensive forms of animal husbandry and aquaculture are of sufficient size and shape to provide for:</p> <ul style="list-style-type: none"> • sustainable stocking rates, whether free ranged or within enclosures, relative to: <ul style="list-style-type: none"> – the carrying capacity of the water, soils and topography of the land for animal sustenance, – minimising land degradation, – efficient use of the site, and – handling land disposal of treated liquid and solid waste; and 	<p>S1 (a) Sites comply with the design parameters set out in Table 13 below:</p> <p>(b) The site is rectangular with a width to depth ratio of no more than 1:3.</p>

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<ul style="list-style-type: none"> • adequate setbacks of emission generating activities and compounds relative to: <ul style="list-style-type: none"> – 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)
 kennel, Cattery or Pound	Up to 49 animals:	3 hectares
	50 or more animals:	5 hectares
Aquaculture	10 hectares	-
Feedlot or Piggery	1-49SCU or 10-500SPU ¹⁹⁹	-
Poultry Farm	Up to 19,999 birds	8 hectares
	20,000 or more birds	16 hectares
Emu or Ostrich Farm	1 hectare	16 animals per hectare
Commercial Stable or Goat Farm	2 hectares	1 free range per hectare and 5 animals per enclosure per hectare
Dairy	1-49 SCU	8 hectares
		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"> • 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 • any land degradation or loss of good quality agricultural lands. 	<p>S2 Infrastructure, enclosures, accessways and compounds confined to:</p> <ul style="list-style-type: none"> (a) free draining areas; and (b) sites on slopes not exceeding: <ul style="list-style-type: none"> (i) 3% for aquaculture, or (ii) 6% for feedlots or piggeries, or (iii) 10% for other Animal Keeping or Intensive Animal Husbandry uses.
--	---

(b) Amenity and Health

¹⁹⁹ Where SCU means “Standard Cattle Units” and SPU means “Standard Pig Units”, as defined in Schedule 9 of the *Environmental Protection Regulation 1998*.

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O3 Uses and works are located and designed to minimise adverse impacts on:</p> <ul style="list-style-type: none"> the amenity of the setting with regard to noise and odour; and the health and wellbeing of occupants on adjacent premises. 	<p>S3 (a) Sites comply with the distances set out in Table 14 below:</p> <p>(b) For Animal Keeping, compound setbacks comply with the distances set out in Table 15 below:</p> <p>(c) For Aquaculture and Intensive Animal Husbandry, compound setbacks comply with the distances set out in Table 16 below:</p>

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

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

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)

Specific Outcome			Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements			
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	
			<p>(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:</p> <ul style="list-style-type: none"> (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. <p>(e) Animal proof fencing or other appropriate barrier feature is provided within the site to prevent the escape of animals.</p> <p>(f) For Animal Keeping, animals:</p> <ul style="list-style-type: none"> (i) are kept in fenced enclosures at all times except between 6pm and 7am, when animals are kept inside buildings, and <p>(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 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.</p>			

(c) Visual Impact

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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 (a) 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

(b) 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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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 back-up service.
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) For Animal Keeping, compound setbacks comply with the distances set out in Table 19 below:

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
------------------	--

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, Built Form desired for the local setting; and

- (iii) Acceptable levels of privacy and amenity are achieved for residents of Annexed apartments and adjoining premises; and
- (iv) Annexed Apartments connect to infrastructure as outline in Schedule 4.

(2) Elements

(a) Extent of Use

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O1 An Annexed apartment is subordinate to a Dwelling house and 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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O2 An Annexed apartment is: <ul style="list-style-type: none"> • located in or under the principal Dwelling house or proximate to the principal Dwelling house allowing dual access for driveway, crossovers and front door access; and • compatible in scale, bulk and appearance of the principal Dwelling house on the site. 	S2 <ul style="list-style-type: none"> (a) The Annexed apartment: <ul style="list-style-type: none"> (i) has a gross floor area: <ul style="list-style-type: none"> – no larger than 80m² where located in the Residential Zone; or – not exceeding 50% of the gross floor area of the principal dwelling house where located in any other zone; and (ii) contains only one (1) bedroom. (b) The Annexed apartment: <ul style="list-style-type: none"> (i) is constructed as an integrated component within the principal dwelling house in the Residential Zone; or (ii) is located no more than 20 metres from the principal house in any other zone; (c) The Annexed apartment shares the same footpath crossover and driveway as the principal house.

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, Built Form desired for the local setting in form and appearance; and

- (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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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.	S1 No solution is nominated.

(b) Building Siting and Design

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O2 The floor area of the building occupied by the Caretaker’s residence is not greater than 100m ² .	S2 No solution is nominated.
O3 The Caretaker’s residence contains an area of private open space which is directly accessible from a habitable room, and: <ul style="list-style-type: none"> • if at ground level, has an area of not less than 50m², with no horizontal dimension of less than 5 metres, or • if a balcony, verandah or deck, has an area of not less than 10m² with no horizontal dimension of less than 2.5 metres. 	S3 No solution is nominated.
O4 Private open space is screened by a minimum 1.8 metre high solid fence or wall.	S4 No solution is nominated.

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*.

- (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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O1 Child care centres are developed in response to a demonstrated need.	S1 No solution is nominated.
O2 Child care centres are located: <ul style="list-style-type: none"> • in proximity to other community facilities or educational establishments; or • at a conveniently accessible site at the 'gateway'²⁰⁰ 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. 	S2 No solution is nominated.
O3 Child care centres are not located: <ul style="list-style-type: none"> • 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. 	S3 No solution is nominated.

(b) Site Characteristics

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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.	S4 No solution is nominated.

(c) Site Layout and Design

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O5 Child care centres comply with the minimum design requirements for the licensed capacity of the proposed facility in accordance with the Queensland <i>Child Care (Child Care Centres)</i>	S5 No solution is nominated.

²⁰⁰ The 'gateway' to an area denotes a location at a prominent entry or access to the area.

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<i>Regulation 1991.</i>	

(d) Streetscape and Amenity

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O6 Child care centres are developed to compliment the local streetscape and reflect the character of the locality.	S6 No solution is nominated.

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:
 - (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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O1 Display homes are limited to the currency period of the approval.	S1 No solution is nominated.

(b) Siting and Design

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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.	S2 No solution is nominated.

(c) Streetscape

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O3 Promotional matter and directional signs do not detract from the streetscape and amenity of the area.	S3 No solution is nominated.

(d) Amenity

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O4 Display homes are located so as not to create a nuisance to existing and likely future residents during the sales period with regard given to nuisance from traffic, noise, and vehicle parking.	S4 No solution is nominated.

(e) Traffic

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O5 Sales and promotional activities do not cause a traffic or parking problem in the locality.	S5 No solution is nominated.

(f) Landscaping

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O6 Display homes are landscaped.	S6 No solution is nominated.

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 are designed to be compatible with the character of the immediate streetscape.
 - (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.
 - (iv) Dual occupancies occur on lots of at least 700m² with 20 metres frontage and sealed road.
 - (v) Dual occupancies do not occur on more than 15% of the lots in the street.

(2) Elements

Site Suitability

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O1 Dual occupancies occur on sites having an area equal to or greater than 700m ² and a frontage of at least 20 metres ²⁰¹ and the principal road frontage is of a standard of at least 8 metres of sealed pavement.	S1 No solution is nominated.
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.	S2 No solution is nominated.

Building Siting and Design

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements						
O3 Despite the requirements of any applicable zone code, the area covered by buildings and structures is not greater than 40% of the lot.	S3 No solution is nominated.						
O4 Despite the requirements of any applicable zone code, buildings and structures are setback from road boundaries in accordance with the distances specified below:	S4 No solution is nominated.						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Boundary</th> <th style="text-align: center;">Minimum Setback (Metres - m)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Principal road frontage</td> <td style="text-align: center;">7.5 metres (other than for carports or garages) 6 metres (for carports or garages)</td> </tr> <tr> <td style="text-align: center;">----- Other road frontage(s)</td> <td style="text-align: center;">6 metres (other than for carports or garages) 4.5 metres (for carports or garages)</td> </tr> </tbody> </table>		Boundary	Minimum Setback (Metres - m)	Principal road frontage	7.5 metres (other than for carports or garages) 6 metres (for carports or garages)	----- Other road frontage(s)	6 metres (other than for carports or garages) 4.5 metres (for carports or garages)
Boundary	Minimum Setback (Metres - m)						
Principal road frontage	7.5 metres (other than for carports or garages) 6 metres (for carports or garages)						
----- Other road frontage(s)	6 metres (other than for carports or garages) 4.5 metres (for carports or garages)						
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: <ul style="list-style-type: none"> • no balconies overlooking adjoining (outdoor or internal) living areas; or • all upper storey windows overlooking adjoining residential property glazed in opaque glass or screened. 	S5 No solution is nominated.						
O6 The site layout enhances streetscape appeal through the location of garages or carports: <ul style="list-style-type: none"> • at the rear of a lot; or 	S6 No solution is nominated.						

²⁰¹ 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.

Specific Outcomes		Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements	
	<ul style="list-style-type: none"> 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 ³ .	S7	No solution is nominated.
O8	Buildings adjacent to the public street address the street through a front door or living room windows facing the street.	S8	No solution is nominated.
O9	Individual dwelling units are able to be identified from the street.	S9	No solution is nominated.

Private Open Space and Landscaping

Specific Outcome		Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements	
O10	For each dwelling unit, private open space is provided which has a minimum area of 80m ² and: <ul style="list-style-type: none"> no horizontal dimension is less than 4 metres, and one part with an area of at least 25m² and a minimum dimension of 5 metres and is directly accessible from the main living area of the dwelling unit. 	S10	No solution is nominated.
O11	A minimum 3 metre wide landscaped area is provided adjacent to all road frontages (excluding access driveways).	S11	No solution is nominated.

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;
- (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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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

Specific Outcomes		Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements		
(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		Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements	
O3	The threat and adverse impacts from bushfire associated with: <ul style="list-style-type: none"> operations on the Forestry business, and surrounding areas increasing potential for 	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

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
incidents within the Forestry business, <ul style="list-style-type: none"> is minimised to an acceptable level. 	3000 litres per hour dedicated for fire fighting.

(d) Traffic and Access Management

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O4 Heavy vehicle movements from a property do not adversely affect 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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O5 The Forestry business maintains an open, rural landscape character dominated by natural features and land extensive activities.	S5 No solution is nominated.

(f) Ecological Values

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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"> associated with remnant vegetation included in a special management area on the Natural Features and Resources Overlay, or related to locally sensitive landscapes and ecosystems within and influencing the site. 	S6 No solution is nominated.

(g) Water Quality Maintenance and Riparian Land Management²⁰²

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>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>	<p>S7 (a) For Forestry business within:</p> <ul style="list-style-type: none"> (i) 50 metres of the top bank of a river, or (ii) 30 metres of the top bank of a stream or creek, or (iii) 10 metres of the top bank of a dry gully or perennial waterway, <p>there is no site preparation¹⁴⁶, harvesting and air/water blast spray application of chemicals and fertilizers.</p> <p>(b) Site preparation¹⁴⁶, planting, harvesting and on-farm processing and accessways confined to:</p> <ul style="list-style-type: none"> (i) free draining areas, and (ii) slopes not exceeding 15% for on-farm processing and accessways, or (iii) otherwise, sites on slopes not exceeding 20% gradient <p>(c) All works for access, log dumps and on-farm processing remain 300mm above known flood levels.</p>

(h) Servicing

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O8 Sufficient and reliable water supplies are available for Forestry business operations with environmentally acceptable waste management practices.</p>	<p>S8 If in a zone with existing or planned reticulated water services, demand does not exceed 3 litres per square metre of site area.</p>

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;

²⁰² 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;
- (v) A Home-based business is subservient to the principal use of a dwelling unit for permanent accommodation for a household.

(2) Elements

(a) Extent of Use

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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 ² . A maximum of 1 equivalent non-resident person is employed.

(b) Amenity

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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"> (i) does not result in a building or structure that exceeds a maximum height of 9 metres, and (ii) does not increase the area covered by buildings and structures to greater than 50% of the site area. (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"> (i) not greater than 0.3m² in area; (ii) not illuminated; and (iii) wholly within the premises or on a fence facing the road.

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	<ul style="list-style-type: none"> (d) Activities do not include hiring out of materials, goods, appliances or vehicles. (e) There is no repairing, servicing, cleaning or loading of vehicles not normally associated with use of premises as a dwelling unit. (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. (g) In the Residential and Park Residential Zones, any commercial vehicle parked on the site: <ul style="list-style-type: none"> (i) does not exceed 2.5 tonnes GVM²⁰³, and (ii) is garaged within the curtilage of the dwelling unit behind the building line.

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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O1 A market is sited on premises having regard to the amenity enjoyed by people using the premises and adjacent premises.	S1 For a market, premises: <ul style="list-style-type: none"> (a) are contiguous with business areas and/or community facilities (such as schools,

²⁰³ GVM means gross vehicle mass.

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	churches or open recreation areas), (b) have an area of at least 1 000 m ² , and (c) have frontage to a Collector Road or higher order road.
O2 A market has a form and appearance that does not significantly detract from local amenity.	S2 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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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"> • pedestrian and vehicle access within and to and from the site; • access for emergency services vehicles; and • significant environmental effects on adjacent premises. 	S2 No solution is nominated.

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, 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 unit 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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O1 The development is located on a site having an area equal to or greater than 700m ² with a frontage equal to or greater than 20 metres ²⁰⁴ and the principal road frontage is of a standard not less than 8 metres of sealed pavement.	S1 No solution is nominated.

(b) Building Siting and Design

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements																							
O2 Despite the requirements of any applicable zone code, the minimum setbacks for buildings and structures from site boundaries are as follows:	S2 No solution is nominated.																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 30%;">Boundary</th> <th style="width: 20%;">Building Height (metres)</th> <th style="width: 30%;">Minimum Setback (metres)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Principal road frontage</td> <td>All</td> <td>6 metres</td> </tr> <tr> <td></td> <td>Secondary road frontage/s</td> <td>All</td> <td>3 metres</td> </tr> <tr> <td></td> <td rowspan="2">Side</td> <td>Up to 4.5 metres</td> <td>1.5 metres</td> </tr> <tr> <td></td> <td>Over 4.5 metres</td> <td>1.5 metres plus 0.3 metre for every 1 metre of height over 4.5 metres</td> </tr> <tr> <td></td> <td>Rear</td> <td>All</td> <td>6 metres</td> </tr> </tbody> </table>			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		Rear	All	6 metres
	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																					
	Rear	All	6 metres																					
O3 Buildings have a maximum unarticulated length of 15 metres to the principal road frontage.	S3 No solution is nominated.																							
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: <ul style="list-style-type: none"> • 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. 	S4 No solution is nominated.																							
O5 The site layout enhances streetscape appeal through the location of garages or carports: <ul style="list-style-type: none"> • at the rear of the premises; or 	S5 No solution is nominated.																							

²⁰⁴ 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.

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<ul style="list-style-type: none"> 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.	S6 No solution is nominated.
O7 Individual dwelling units are able to be identified from the street.	S7 No solution is nominated.

(c) Private and Communal Open Space and Landscaping

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O8 Communal open space having a total area of not less than 30% of the site area and a minimum dimension of 4 metres.	S8 No solution is nominated.
O9 For each ground storey dwelling unit, private open space is provided which has a minimum area of 80m ² and: <ul style="list-style-type: none"> no horizontal dimension is less than 4 metres, and one part with an area of at least 25 m² and a minimum dimension of 5 metres and is directly accessible from the main living area of the dwelling unit. 	S9 No solution is nominated.
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 ² and a minimum dimension of 2 metres and is directly accessible from the main living area of the dwelling unit.	S10 No solution is nominated.
O11 A minimum 3 metre wide landscaped area provided adjacent to all road frontages (excluding access driveways).	S11 No solution is nominated.
O12 The overall built form in an area is broken-up by landscaping between buildings and along individual site boundaries.	S12 No solution is nominated.

(d) Fencing

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O12 Provision of 1.8 metre 80% screen fence ²⁰⁶ to side and rear boundaries to screen living and open space areas both on the site and on adjoining residential premises.	S12 No solution is nominated.

²⁰⁶ An 80% screen fence means a fence or barrier that is not more than 20% transparent.

(e) On-site Service Facilities

Specific Outcome	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O13 Provision of:</p> <ul style="list-style-type: none"> • 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 6m³ for each dwelling unit; • Infrastructure. 	<p>S13 No solution is nominated.</p>

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

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O1 Outdoor recreation facilities are located on a park recognised by Council as fulfilling district level or higher function.</p>	<p>S1 No solution is nominated.</p>
<p>O2 The site has frontage to an arterial or higher order road.</p>	<p>S2 No solution is nominated.</p>

(b) Scale and design

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O3 The total area of the premises covered by buildings and roofed structures is no greater than 10%.</p>	<p>S3 No solution is nominated.</p>
<p>O4 The maximum height of any building or structure is 12 metres.</p>	<p>S4 No solution is nominated.</p>

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O5 No building or structure is closer than 15 metres to any site boundary.	S5 No solution is nominated.
O6 Buildings and structures are ancillary to the Outdoor recreation use and only include: <ul style="list-style-type: none"> • shelters, toilets, stands and/or grandstands, • clubhouses, • kiosks, or • lighting. 	S6 No solution is nominated.
O7 Public access to the parkland is not restricted by fencing.	S7 No solution is nominated.

(c) Emissions management

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O8 Noise and lighting generated by the use of the facility satisfy the reasonable expectations of the occupants of adjacent premises.	S8 No solution is nominated.

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.
 - (iii) The development site is configured to accommodate the building(s), other structures, vehicle access and movement areas, and landscaping.

(2) Elements

(a) Site Suitability

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O1 Site is configured to accommodate the building(s), other structures, vehicle access and movement areas, and landscaping.	S1 (a) The site has: <ul style="list-style-type: none"> • an area of at least 1500m² for a

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	<p>single establishment or</p> <ul style="list-style-type: none"> • an area of at least 4000m² for a complex comprising two or more establishments. <p>(b) The site has frontage to a Collector Road or higher order road (other than an Arterial Road) in an urban area.</p>

(b) Building Siting and Design

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O2 Retail warehouses are sited and designed on premises having regard to:</p> <ul style="list-style-type: none"> • the built form of the local setting; • the function of the specific business centre; • the existing or proposed streetscape; • the safety of people using the premises; • the maintenance of buildings and works; and • adjoining sensitive land use and the ability to suitably setback buildings from boundaries with adjoining residential zones. 	<p>S2</p> <ul style="list-style-type: none"> (a) The minimum floor area for individual retail warehouse tenancies is 400m². (b) If in a complex, not more than 20% of the total gross floor area is occupied by uses other than Retail warehouses. (c) Buildings are located: <ul style="list-style-type: none"> (i) if fronting an Arterial Road, buildings are setback at least 10 metres from that road frontage; or (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. (d) Car parking areas are situated at the front of, or on the approach side of the site, or beneath the building. (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. (f) The premises is landscaped by provision of: <ul style="list-style-type: none"> (i) a minimum area equal to 10% of the area of the site, and (ii) a minimum 3 metres wide landscaped strip along all street frontages. (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. (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.

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 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 private open space for each dwelling unit to satisfy user requirements and landscaping to enhance the appearance and use of the premises.

(2) Elements

(a) Location and Site Characteristics

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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.	S1 No solution is nominated.
O2 Retirement villages are located on land: <ul style="list-style-type: none"> • with slopes 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. 	S2 No solution is nominated.
O3 Retirement villages are developed on sites having a minimum area of 2,000m ² .	S3 No solution is nominated.

(b) Density

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O4 Number of dwelling units and/or rooming	S4 No solution is nominated.

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O5 Premises designed to facilitate easy pedestrian and vehicular access for residents and visitors throughout the site, by: <ul style="list-style-type: none"> 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 <i>Australian Standard AS1428 – Design for Access and Mobility</i> and <i>Australian Standard AS1735 – Lift Facilities for Persons with Disabilities</i>. 	S5 No solution is nominated.
O6 At least 50% of all dwelling units are adaptable for wheelchair access in accordance with <i>Australian Standard AS4299 – Adaptable Housing</i> .	S6 No solution is nominated.
O7 Internal vehicle accessway network provides for emergency vehicle access and manoeuvring.	S7 No solution is nominated.
O8 On-site 24 hour emergency service call facilities are provided.	S8 No solution is nominated.

(d) Building Siting and Design

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O9 Development complies with the Acceptable Solutions of the “General” and “Site Specific Design Elements” of Part 3 of the QRDG.	S9 No solution is nominated.
O10 The maximum height of any building or	S10 No solution is nominated.

Specific Outcomes		Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements	
	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.	S11	No solution is nominated.
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.	S12	No solution is nominated.
O13	Each dwelling unit has a storage space of 8m ³ .	S13	No solution is nominated.
O14	An indoor communal area, having a minimum size of 1m ² per resident or 25m ² (whichever is the greater), is provided on-site, with such area equipped with toilets, food preparation and storage facilities.	S14	No solution is nominated.

(e) Landscape and Recreation Area

Specific Outcomes		Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements	
O15	Landscape and recreation area of at least 35% of the site area provided, including: <ul style="list-style-type: none"> 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 20m² 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 10m² and no dimension less than 2.5 metres, provided for each dwelling unit above ground level. 	S15	No solution is nominated.
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.	S16	No solution is nominated.
O17	A minimum 2 metre wide landscaped area provided between any vehicle parking area and any adjacent site boundary.	S17	No solution is nominated.
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.	S18	No solution is nominated.

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.
 - (iv) The site is configured to accommodate the building(s), other structures, vehicle access and movement areas, and landscaping.

(2) Elements

(a) Site Layout and Design

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O1 The site is configured to accommodate the building(s), other structures, vehicle access and movement areas, and landscaping.	S1 (a) The site has: <ul style="list-style-type: none"> (i) an area of at least 1 500m²; and (ii) a frontage of not less than: <ul style="list-style-type: none"> – 40 metres where the site is not a corner site, or – 36 metres otherwise. (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 (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"> (i) any other vehicle crossing, or (ii) any road intersection. (d) 10% of the site is provided as landscaped area.
O2 Fuel pumps and inlets to bulk storage tanks located to minimise the risk of a dangerous occurrence ²⁰⁸ .	S2 (a) Fuel pumps and inlets are located in accordance with AS1940–1993: The storage and handling of flammable and combustible liquids; and (b) Inlets are located no closer than 5 metres

²⁰⁸ Refer Sub-section 1.8.11 of AS1940-1993: *The storage and handling of flammable and combustible liquids*.

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	to any boundary of the site.
O3 Customer air and water facilities and automatic car washing facilities located appropriately.	S3 Facilities are situated within the site but not closer than 5 metres to any boundary of the site.
O4 Waste storage facilities are located to satisfy relevant health and safety standards.	S4 No solution is nominated.

(b) Ancillary Retail Purposes

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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"> • 100 m², or • 50% of the sales floor area exclusive of those parts used for vehicle maintenance (e.g., service bays, etc).

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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O1 Premises are: <ul style="list-style-type: none"> • located within close proximity to an established urban area or other visitor attraction; • visible, or otherwise in close proximity to, transport facilities or routes likely to be 	S1 (a) In urban areas, premises are located: <ul style="list-style-type: none"> within 400 metres of: <ul style="list-style-type: none"> – Yeppoon Central zone, – Land zoned Business at Emu Park

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements															
<p>used by visitors; and</p> <ul style="list-style-type: none"> • have easy, safe and convenient access from the major road network. 	<ul style="list-style-type: none"> – a major tourist facility; and fronts or is within 100 metres of a sub-arterial or higher order road. <p>(b) In rural areas, premises are located:</p> <p>(i) within 4 kilometres of:</p> <ul style="list-style-type: none"> – the Capricorn Coast urban area or other centre as indicated on the Shire Outline Map, and/or – a major tourist facility; and <p>(ii) fronts or is within 1 kilometre of an arterial road; and</p> <p>(iii) has all-weather internal access from a road suitable for use by two-wheel drive vehicles at all times.</p>															
<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>S2 (a) In urban areas, a site complies with the following:</p> <table border="1" data-bbox="810 1048 1321 1330"> <thead> <tr> <th>Proposed Use</th> <th>Minimum Site Area (m²)</th> <th>Minimum Road Frontage (m)</th> </tr> </thead> <tbody> <tr> <td>Accommodation Building</td> <td>700</td> <td>20</td> </tr> <tr> <td>Bed and Breakfast</td> <td>700</td> <td>20</td> </tr> </tbody> </table> <p>(b) In the Rural zone, a site complies with the following:</p> <table border="1" data-bbox="810 1429 1321 1624"> <thead> <tr> <th>Proposed Use</th> <th>Minimum Site Area (Ha)</th> <th>Minimum Road Frontage (m)</th> </tr> </thead> <tbody> <tr> <td>Host Farm</td> <td>8</td> <td>-</td> </tr> </tbody> </table>	Proposed Use	Minimum Site Area (m ²)	Minimum Road Frontage (m)	Accommodation Building	700	20	Bed and Breakfast	700	20	Proposed Use	Minimum Site Area (Ha)	Minimum Road Frontage (m)	Host Farm	8	-
Proposed Use	Minimum Site Area (m ²)	Minimum Road Frontage (m)														
Accommodation Building	700	20														
Bed and Breakfast	700	20														
Proposed Use	Minimum Site Area (Ha)	Minimum Road Frontage (m)														
Host Farm	8	-														

(b) Building Siting and Design – Accommodation buildings

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O4 Accommodation buildings are:</p> <ul style="list-style-type: none"> • consistent with the scale of existing buildings and structures in the vicinity; • have a form and appearance that does not significantly detract from local amenity; • sited to minimise direct overlooking of the main living areas of adjacent residences; and • provide residents of adjacent premises with an adequate sense of visual and acoustic privacy. 	<p>S4 (a) Premises in the Residential Zone have:</p> <ul style="list-style-type: none"> (i) side and rear setbacks equal to half the height of the building but not less than 3 metres; and (ii) walls are built to within 1.5 metres of side and/or rear boundaries only if: <ul style="list-style-type: none"> – the maximum wall height is 3.5 metres, – 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 – the maximum wall length is 50% of the length of the adjoining property boundary; and (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. <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"> (i) minimum 1.8 metres high solid fences or walls along the boundaries of the site; and/or (ii) landscape screening by earth mounding, existing dense vegetation and/or new planting. <p>(c) Buildings are setback at least:</p> <ul style="list-style-type: none"> (i) 20 metres to a State-controlled road; (ii) 10 metres to a road classified as Collector or higher; (iii) 20 metres to a rural road; or (iv) 6 metres from all other roads. <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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O5 Landscaping is established on site to maintain the amenity enjoyed by people using the premises and the adjoining premises.</p>	<p>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.</p>

(c) Building Siting and Design – Bed and breakfast

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O6 Bed and breakfast accommodation is:</p> <ul style="list-style-type: none"> • integrated with the primary use of premises for a Dwelling house; • 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 • consistent with the character of the locality in which the premises are situated. 	<p>S6</p> <p>(a) Bed and breakfast accommodation is provided within the curtilage of the Dwelling house occupied by the household providing the accommodation.</p> <p>(b) The maximum amount of accommodation made available to guests is three bedrooms.</p> <p>(c) In the premises:</p> <p>(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,</p> <p>(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.</p>

(d) Building Siting and Design – Host farm

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O7 Host farm accommodation is:</p> <ul style="list-style-type: none"> • integrated with the primary use of premises for rural purposes; • located and designed so as not to prejudice or disrupt existing rural activities; and • is consistent with the character of the locality in which the premises are situated. 	<p>S7</p> <p>(a) Host farm accommodation is provided:</p> <p>(i) within the curtilage of the Dwelling house occupied by the household providing the accommodation; or</p> <p>(ii) in the form of on-site cabins.</p> <p>(b) On-site cabins used for Host farm accommodation are sited:</p> <p>(i) within 250 metres of the existing Dwelling house; and</p> <p>(ii) no closer than 150 metres to any</p>

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	<p>boundary which adjoins land being used for commercial rural production.</p> <p>(c) The maximum amount of accommodation made available to guests is three bedrooms in the main Dwelling house or two on-site cabins.</p> <p>(d) On-site cabin accommodation are:</p> <p>(i) a maximum height of 8.5 metres; and</p> <p>(ii) a maximum floor area including any deck or verandah of 30m² per cabin.</p>

(e) Use of Premises

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O8 Accommodation provided is for short-term duration only.	S8 Accommodation offered at a Bed and breakfast or Host farm 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.	S9 No solution is nominated.

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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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 Facilities are: <ul style="list-style-type: none"> (i) located underground; or (ii) below the level of the predominant tree canopy or

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	<p>surrounding premises; or</p> <p>(iii) integrated with an existing building or structure by:</p> <ul style="list-style-type: none"> – not involving any freestanding elements; – concealment as an integral part of a building or structure; – not increasing the bulk and height of the building or structure of which it forms a part; and/or <p>(iii) co-located with other utility facilities.</p>
<p>O2 Development is sited to minimise overshadowing of adjacent residential premises.</p>	<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 20m² 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	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O3 Emissions of light, noise, vibration or radiation are managed to ensure:</p> <ul style="list-style-type: none"> • nuisance is not caused beyond the site boundaries; • applicable State and national standards and requirements are satisfied; • unacceptable risks to the environment and to personal and public safety are not caused; and • as necessary, public access is restricted to satisfy health and safety requirements. 	<p>S3 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) provide a safe user environment;
 - (E) take advantage of the prevailing tropical climate and actively minimise reliance on non-renewable energy sources for cooling;
 - (F) 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.
 - (vii) Premises comprise tenancy areas that provide for a mix of activities and uses and contribute to satisfying the centre function for the centre in which it is located.

(2) Elements

- (a) Role
 - (i) Centre function

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O1 Premises comprise tenancy areas that: <ul style="list-style-type: none"> • provide for a mix of activities and uses; • contribute to satisfying the centre function for the centre in which it is located. 	S1 No solution is nominated.

- (b) Design and layout
 (ii) Site suitability

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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.	S2 No solution is nominated.
O3 Site dimensions provide for development to: <ul style="list-style-type: none"> • 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. 	S3 No solution is nominated.
O4 Sites are proximate to appropriate opportunities which service public transport demand created by centres activities.	S4 No solution is nominated.

- (iii) Amenity

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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: <ul style="list-style-type: none"> • visual detraction; • smell and noise nuisance; • local climatic conditions including prevailing breezes; • vibration; • glare, reflected light and shadowing; 	S5 No solution is nominated.
O6 Building services are located and designed to prevent the view of mechanical plant and equipment beyond the site boundaries at ground level.	S6 No solution is nominated.
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.	S7 No solution is nominated.
O8 incorporate features such as public art and/or cultural, technological or educational features.	S8 No solution is nominated.
O9 Provision is made for a community noticeboard within a public or semi-public space.	S9 No solution is nominated.

(iv) Facades

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O10 Development contributes to the townscape/landscape character and the amenity of the locale with regard to: <ul style="list-style-type: none"> • 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). 	S10 No solution is nominated.
O11 Building plan areas and facades are articulated and finished with colours and textures that compliment the surrounding natural and man-modified environment.	S11 No solution is nominated.
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.	S12 No solution is nominated.
O13 Buildings on land with direct frontage to a State controlled road are to provide shelter for pedestrians (including awnings) that does not encroach within the State controlled road reserve.	S13 No solution is nominated.
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 ²⁰⁹ wall to foster casual, social and business interaction such as shop-fronts, outdoor dining and public spaces such as a market-square or piazza.	S14 No solution is nominated.

(v) Movement and circulation

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O15 Car parking and driveway areas are: <ul style="list-style-type: none"> • convenient to centre activities; and • readily and safely accessible from the adjoining road network. 	S15 No solution is nominated.

²⁰⁹ In the context of this specific outcome, void/open wall includes elements such as glazing (opening or fixed) and other openings.

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O16 Within the design/layout of the site provision is made for safe and legible movement of: <ul style="list-style-type: none"> • motor vehicles; • bicycles; and • pedestrians. 	S16 No solution is nominated.
O17 Heavy vehicles movement for deliveries, dispatch and waste removal are segregated from motor car movement and car parking areas.	S17 No solution is nominated.

(vi) Landscaping and aesthetics

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O18 Development is landscaped to provide: <ul style="list-style-type: none"> • 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 	S18 No solution is nominated.
O19 Landscaping is designed and constructed with plant species that: <ul style="list-style-type: none"> • 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. 	S19 No solution is nominated.

(vii) Site drainage

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O20 Layout and design includes provisions for stormwater management to prevent adverse impacts on a State controlled road.	S20 No solution is nominated.

(c) Road connection

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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.	S21 No solution is nominated.
O22 Onsite driveways, car parking and loading/unloading facilities are not directly accessible from State controlled roads.	S22 No solution is nominated.