

Planning Scheme



Schedule of amendments

Rev no	Summary of changes	Date adopted	Date commenced
0	IPA Planning Scheme adopted	10/05/2006	31/05/2006
1	See endnotes	22/02/2011	22/02/2011

Table of Contents

Part 1— Introduction and interpretation	1.1
1.1 Purpose	1.1
1.2 Planning scheme functions as part of IDAS	1.1
1.3 Desired environmental outcomes	1.2
1.4 Division into planning areas and zones	1.2
1.5 Some zones incorporate Precincts	1.3
1.6 Planning areas and zones depicted on scheme maps	1.3
1.7 Planning scheme has overlay areas	1.3
1.8 Planning scheme identifies Strategic Port Land	1.4
1.9 Planning scheme identifies bushfire prone areas	1.4
1.10 Indigenous Cultural Heritage	1.5
1.11 Planning scheme designates land for community infrastructure	1.5
1.12 Planning Scheme identifies alternative provisions	1.5
1.13 Roads, watercourses, reclaimed land, bathing reserves, and land affected by the building setback line	1.5
1.14 Assessable and self-assessable development	1.7
1.15 Codes	1.8
1.16 Codes applicable to ongoing use	1.9
1.17 Scheme seeks to achieve outcomes	1.9
1.18 Overall Outcomes, Specific Outcomes, Probable solutions and Acceptable Solutions	1.10
1.19 Interpretation	1.10
1.20 Definitions	1.11
1.21 Terms defined in the IPA	1.11
1.22 Explanatory notes aid interpretation of planning scheme	1.11
Part 2— Desired Environmental Outcomes	2.1
2.1 Explanation of Desired Environmental Outcomes	2.1
2.2 Settlement pattern	2.1
2.3 Infrastructure	2.2



2.4	Community well-being	2.3
2.5	Landscape & cultural heritage values	2.3
2.6	Environmental protection	2.3
2.7	Economic development	2.3
Part 3— Coastal Towns Planning Area		3.1
3.1	Coastal Towns Planning Area	3.1
3.2	Assessment tables for zones in the planning area	3.2
3.2.1	For making a material change of use	3.2
3.2.2	For other than making a material change of use	3.2
3.2.3	Assessment categories may be affected by overlays	3.3
3.3	Coastal Towns Planning Area Code	3.17
3.3.1	Composition of Coastal Towns Planning Area Code	3.17
3.3.2	Compliance with Coastal Towns Planning Area Code	3.17
3.3.3	Purpose of the code	3.17
3.3.4	Specific outcomes and probable solutions	3.21
3.4	Business Zone Code	3.31
3.4.1	Composition of Business Zone Code	3.31
3.4.2	Compliance with the Business Zone Code	3.32
3.4.3	Purpose of the code	3.32
3.4.4	Specific outcome for inconsistent uses in the Business Zone	3.33
3.4.5	Specific outcomes, probable solutions and acceptable solutions	3.33
3.5	Community Zone Code	3.39
3.5.1	Composition of Community Zone Code	3.39
3.5.2	Compliance with the Community Zone Code	3.39
3.5.3	Purpose of the code	3.39
3.5.4	Specific outcome for inconsistent uses in the Community Zone	3.41
3.5.5	Specific outcomes and probable solutions	3.41
3.6	Industrial Zone Code	3.45
3.6.1	Composition of Industrial Zone Code	3.45
3.6.2	Compliance with the Industrial Zone Code	3.45
3.6.3	Purpose of the code	3.45
3.6.4	Specific outcome for inconsistent uses in the Industrial Zone	3.46
3.6.5	Specific outcomes, probable solutions and acceptable solutions	3.47
3.7	Urban Residential Zone Code	3.51
3.7.1	Composition of Urban Residential Zone Code	3.51
3.7.2	Compliance with the Urban Residential Zone Code	3.52

3.7.3	Purpose of the code	3.52
3.7.4	Specific outcome for inconsistent uses in the Urban Residential Zone	3.54
3.7.5	Specific outcomes and probable solutions	3.54
Part 4— Rural Planning Area		4.1
4.1	Rural Planning Area	4.1
4.2	Assessment tables for zones in the Rural Planning Area	4.2
4.2.1	For making a material change of use	4.2
4.2.2	For other than making a material change of use	4.2
4.2.3	Assessment categories may be affected by overlays	4.3
4.3	Rural Planning Area Code	4.13
4.3.1	Composition of Rural Planning Area Code	4.13
4.3.2	Compliance with Rural Planning Area Code	4.13
4.3.3	Purpose of the code	4.13
4.3.4	Specific outcomes and probable solutions	4.14
4.4	Community Zone Code	4.21
4.4.1	Composition of Community Zone Code	4.21
4.4.2	Specific outcome for inconsistent uses in the Community Zone	4.21
4.5	Hinterland Residential Zone Code	4.22
4.5.1	Composition of Hinterland Residential Zone Code	4.22
4.5.2	Compliance with the Hinterland Residential Zone Code	4.22
4.5.3	Purpose of the code	4.22
4.5.4	Specific Outcome for inconsistent uses in the Hinterland Residential Zone	4.23
4.5.5	Specific outcomes and probable solutions	4.23
4.6	Rural Zone Code	4.25
4.6.1	Composition of Rural Zone Code	4.25
4.6.2	Compliance with the Rural Zone Code	4.25
4.6.3	Purpose of the code	4.25
4.6.4	Specific outcome for inconsistent uses in the Rural Zone	4.26
4.6.5	Specific outcomes and probable solutions	4.27
Part 5— Natural Features or Resources Overlays		5.1
5.1	Assessment tables and applicable codes	5.1
5.2	Assessment categories may be affected by zones or other overlays	5.1
5.3	Natural Features or Resources Overlays Code	5.10



5.3.1	Composition of Natural Features or Resources Overlays Code	5.10
5.3.2	Compliance with Natural Features or Resources Overlays Code	5.10
5.3.3	Purpose of the code	5.10
5.3.4	Specific outcomes and probable solutions	5.13
Part 6—	Infrastructure Overlays	6.1
6.1	Assessment categories and applicable codes	6.1
6.2	Assessment categories may be affected by zones or other overlays	6.1
6.3	Infrastructure Overlays Code	6.7
6.3.1	Composition of Infrastructure Overlays Code	6.7
6.3.2	Compliance with Infrastructure Overlays Code	6.7
6.3.3	Purpose of the code	6.7
6.3.4	Specific outcomes, probable solutions and acceptable solutions	6.9
Part 7—	Cultural Heritage Features Overlays	7.1
7.1	Assessment categories and applicable codes	7.1
7.2	Assessment categories may be affected by zones or other overlays	7.1
7.3	Cultural Heritage Features Overlay Code	7.3
7.3.1	Composition of Cultural Heritage Features Overlays Code	7.3
7.3.2	Compliance with Cultural Heritage Features Overlays Code	7.3
7.3.3	Purpose of the code	7.3
7.3.4	Specific outcomes and probable solutions	7.4
Part 8—	Assessment criteria for specific development	8.1
8.1	Specific Development Codes	8.1
8.2	Compliance with Specific Development Codes	8.2
8.3	Advertising Devices Code	8.2
8.3.1	Composition of the Advertising Devices Code	8.2
8.3.2	Purpose of the code	8.2
8.3.3	Specific outcomes, acceptable solutions and probable solutions	8.3
8.4	Building matters code	8.9
8.5	Detached Dwelling, Domestic Storage and Building Works Code	8.10
8.5.1	Composition of Detached Dwelling, Domestic Storage and Building Works Code	8.10

8.5.2	Purpose of the code	8.10
8.5.3	Specific outcomes and acceptable solutions or probable solutions	8.11
8.5.4	Qualitative statements and quantifiable standards	8.16
8.6	Development Infrastructure and Works Code	8.19
8.6.1	Composition of the Development Infrastructure and Works Code	8.19
8.6.2	Purpose of the code	8.19
8.6.3	Specific outcomes and probable solutions	8.21
8.7	Driveways Code	8.24
8.8	Dual Occupancy Code	8.25
8.8.1	Composition of Dual Occupancy Code	8.25
8.8.2	Purpose of the code	8.25
8.8.3	Specific outcomes and probable solutions	8.25
8.9	Extractive Industry Code	8.30
8.9.1	Composition of the Extractive Industry Code	8.30
8.9.2	Purpose of the code	8.30
8.9.3	Specific outcomes and probable solutions	8.30
8.10	Filling or Excavation Code	8.34
8.10.1	Composition of the Filling or Excavation Code	8.34
8.10.2	Purpose of the code	8.34
8.10.3	Specific outcomes and probable solutions	8.35
8.11	Higher-density Housing Code	8.38
8.11.1	Composition of the Higher-density Housing Code	8.38
8.11.2	Purpose of the code	8.38
8.11.3	Specific outcomes and probable solutions	8.39
8.12	Home-based Business Code	8.51
8.12.1	Composition of the Home-based Business Code	8.51
8.12.2	Purpose of the code	8.51
8.12.3	Specific outcomes and acceptable solutions or probable solutions	8.51
8.13	Landscaping Code	8.54
8.13.1	Composition of the Landscaping Code	8.54
8.13.2	Purpose of the code	8.54
8.13.3	Specific outcomes and probable solutions	8.55
8.14	Reconfiguring a Lot Code	8.60
8.14.1	Composition of Reconfiguring a Lot Code	8.60
8.14.2	Purpose of the code	8.60
8.14.3	Specific outcomes and probable solutions	8.62
8.15	Telecommunications Facilities Code	8.69
8.15.1	Composition of the Telecommunications Facilities Code	8.69



8.15.2	Purpose of the code	8.69
8.15.3	Specific outcomes and probable solutions	8.70
8.16	Tourist Park Code	8.72
8.16.1	Composition of the Tourist Park Code	8.72
8.16.2	Purpose of the code	8.72
8.16.3	Specific outcomes and probable solutions	8.73
8.17	Vehicle Parking and Access Code	8.75
8.17.1	Composition of the Vehicles Parking and Access Code	8.75
8.17.2	Purpose of the code	8.75
8.17.3	Specific outcomes and acceptable solutions or probable solutions	8.76

Figure Numbers

Figure 3.1	Windows and entry points of active uses face the street and buildings are not setback from the street.	3.35
Figure 3.2	Land for Conservation Centre	3.42
Figure 4.1	Bargara Buffer Area	4.17
Figure 8.1	Fences complement the building and streetscape and views to the street permit passive surveillance	8.29
Figure 8.2	Car Park Shade Trees	8.57
Figure Sch 9-1	— Building setback line	see Schedule 9

Schedules	Schedule Page No.
Schedule 1 — Cultural Heritage Features	1.1
Schedule 2 — Land Designated for Community Infrastructure	2.1
Schedule 3 — Flood Levels	3.1
Schedule 4 — Driveways	4.1
Schedule 5 — Minimum Lot Areas, Frontage and Average Width	5.1
Schedule 6— Approvals Inconsistent with the Planning Scheme	6.1
Schedule 7 — Advertising Devices Exclusion Areas	7.1
Schedule 8 — Sensitive areas for Aviation Facilities (VHF) — Sloping Hummock	8.1
Schedule 9 — Dictionary	9.1

MAPS

Coastal Towns Planning Area Land Use Zoning Maps

CTPA Series	CTPA 1—Moore Park Beach
	CTPA 2—Burnett Heads
	CTPA 3—Bargara
	CTPA 4—Sloping Hummock
	CTPA 5—Innes Park
	CTPA 6—Elliot Heads/Riverview

Rural Planning Area Land Use Zoning Maps

RPA Series	RPA 1—RPA 16
	RPA 17—Rocky Point
	RPA 18—Yandaran
	RPA 19—Avondale
	RPA 20—Kingston Park/Sylvan Woods
	RPA 21—Tantitha
	RPA 22—South Kolan
	RPA 23—Sharon Bonna
	RPA 24—Parklands

Natural Features or Resources Overlay

SRER Series	Soil Resources and Extractive Resources
	SRER1 to SRER16 identify—Mineral Development Licences; Mining Leases; Extractive Resource Area; Separation Area; Haul Route; Extractive Resources where blasting occurs; Good Quality Agricultural Land Class A and Class B



MAPS

WRB 1 Series	Water Resources and Biodiversity WRB 1.1 to WRB 1.16 identify— Watercourses; State Forest; National Parks; Conservation Parks, Forest Reserves; Great Sandy Marine Park; Turtle Sensitivity Area; Town Water Supply Bore; Declared Groundwater Area; Declared Catchment Areas
WRB 2 Series	Water Resources and Biodiversity WRB 2.1 to 2.16 identify—Dominant Wetlands, Subdominant wetlands; May Contain Wetlands; Fish Habitat Areas
WRB 3 Series	Water Resources and Biodiversity WRB 3.1 to 3.16 identify—Local, Regional, or State Biodiversity significance and State habitat for EVR taxa
NHA 1 Series	Bushfire Prone Areas NHA 1.1 to 1.4 identify—Medium, low and high bushfire hazard areas
NHA 2 Series	Burnett River Flood and Stormtide Risk Area NHA 2.1 to 2.4 identify—Flooding and stormtide risk area
NHA 3 Series	NHA 3.1 to NHA 3.7 identify—Burnett Shire Coastal Stormtide Risk Area
NHA 4 Series	Potential Salinity, Landslide Hazard and Acid Sulfate Areas NHA 4.1 to 4.16 identify—Potential salinity hazard area; 5m AHD contour and 20m AHD contour

MAPS

Infrastructure Overlay

Infrastructure 1 Series	INFRA 1.1 to 1.16 identifies—Cane Rail Line; State Controlled Roads; principal local government roads; North South Distributor Road; Petroleum Pipeline; Strategic Port Land; Former Rail Corridor; North Coast Rail Line; Declared Service Area (Sewerage), Declared Service Area (Water); Bundaberg Ring Road buffer; VHF Facility; Schools (Area D); Bundaberg Airport (Area A, B and C)
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Infrastructure 2 Series	INFRA 2—Bundaberg Airport Obstacle Limitation Surface
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Infrastructure 3 Series	INFRA 3—Strategic Port land Buffer Zone
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Infrastructure 4 Series	INFRA 4 —Bundaberg Airport Lighting Control
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Cultural Heritage Features Overlay

CHF 1	Cultural Heritage Features Map
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Hinterland Residential Lot Sizes Map

HRLS	HRLS1 & HRLS 2 identifies—areas referenced in Schedule 5
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PART 1—INTRODUCTION AND INTERPRETATION

Division 1—Relationship to the IPA

1.1 Purpose

- (1) The local government for Burnett Shire has prepared this planning scheme under the provisions of the Integrated Planning Act 1997 (the IPA).
- (2) The scheme intends to advance the purpose of the IPA in seeking to achieve ecological sustainability by—
 - (a) identifying assessable, self-assessable and exempt development;
 - (b) regulating development in a way that encourages orderly and sustainable growth having regard to environmental values, community needs, and availability of services and facilities; and
 - (c) integrating State, regional and local interests.

1.2 Planning scheme functions as part of IDAS

- (1) This planning scheme functions as part of IDAS (the Integrated Development Assessment System) and must be read with the IPA.



Division 2—Planning Scheme Structural Elements

1.3 Desired environmental outcomes

- (1) The planning scheme co-ordinates and integrates the core matters of the IPA (being land use and development, infrastructure, valuable features) through desired environmental outcomes.¹

1.4 Division into planning areas and zones

- (1) The planning scheme divides the local government area into two planning areas—
 - (a) Coastal Towns Planning Area; and
 - (b) Rural Planning Area.
- (2) The planning scheme divides the local government area into zones as follows—
 - (a) the **Business Zone**—situated within the Coastal Towns Planning Area only;
 - (b) the **Community Zone**—situated within both the Coastal Towns Planning Area and the Rural Planning Area;
 - (c) the **Hinterland Residential Zone**—situated within the Rural Planning Area only;
 - (d) the **Industrial Zone**—situated within the Coastal Towns Planning Area only;
 - (e) the **Rural Zone**—situated within the Rural Planning Area only;
 - (f) the **Urban Residential Zone**—situated within the Coastal Towns Planning Area only.
- (3) All land in the local government area is included in one of the above six zones.

¹ Desired environmental outcomes express what the planning scheme is seeking to achieve and as such, they are the overriding consideration in assessing development proposals which do not comply with other provisions of the planning scheme.

1.5 Some zones incorporate Precincts

- (1) Some zones include Precincts as follows—
 - (a) in the Business Zone—
 - (i) the Bargarra Recreational Business Precinct;
 - (b) in the Urban Residential Zone—
 - (i) Large Lot Residential Precinct;
 - (ii) Medium Density Residential Precinct;
 - (iii) High Density Residential Precinct; and
 - (iv) Small Lot Detached Dwellings Precinct;
 - (c) in the Rural Zone—
 - (i) Historical Lot Precinct.

1.6 Planning areas and zones depicted on scheme maps

- (1) Planning areas and zones are identified on scheme maps—
 - (a) Maps CTPA1—CTPA6—Coastal Towns Planning Area;
 - (b) Maps RPA1—RPA24—Rural Planning Area.

1.7 Planning scheme has overlay areas

- (1) The planning scheme has three types of overlays that apply to—
 - (a) Natural Features or Resources shown on Maps Refs
 - (i) SRER 1—SRER16
 - (ii) WRB 1.1—WRB1.16;
 - (iii) WRB 2.1—2.16;
 - (iv) WRB 3.1—3.16;
 - (v) NHA 1.1—1.4;
 - (vi) NHA2.1—2.4;
 - (vii) NHA 3.1—3.7;
 - (viii) NHA 4.1—4.16; and
 - (b) infrastructure shown on Map Refs—



- (i) INFRA 1.1—1.16
 - (ii) INFRA 2;
 - (iii) INFRA 3;
 - (iv) INFRA 4; and
- (c) cultural heritage features listed in Schedule 1 and shown on Map Ref—
- (i) CHF 1.

1.8 Planning scheme identifies Strategic Port Land

- (1) This section applies only to land identified as Strategic Port Land at the time the Planning Scheme takes effect.
- (2) Strategic Port Land is not subject to the Planning Scheme in accordance with the *Transport Infrastructure Act 1994*.
- (3) Land excised from Strategic Port Land after the Planning Scheme takes effect, is deemed to be included in the Rural Zone of the Rural Planning Area.

1.9 Planning scheme identifies bushfire prone areas

- (1) This section applies only to land included in the Rural Planning Area.
- (2) The planning scheme identifies bushfire prone areas as shown on Map Ref—NHA 1.1 to NHA 1.4—Bushfire Prone Areas, for the purposes of determining a designated bush fire prone area for the Building Code of Australia (BCA)².
- (3) The hazard risk level within the Planning Scheme maps are applicable only to Material Change of Use and Reconfiguration of a Lot and are not representative of bushfire hazard classifications under the BCA.

² The BCA requires site specific assessments using the relevant Australian Standard. If that assessment identifies an alternative hazard level, that level applies.

1.10 Indigenous Cultural Heritage

- (1) Under the *Aboriginal Cultural Heritage Act 2003*, any person who carries out an activity must take all reasonable and practical measures to ensure the activity does not harm Aboriginal Cultural Heritage (the cultural duty of care).

1.11 Planning scheme designates land for community infrastructure

- (1) Land identified in Schedule 2 has been designated for community infrastructure pursuant to the IPA by a Minister or by the local government.

1.12 Planning Scheme identifies alternative provisions

- (1) Under the *Building Regulation 2006* a local government may make a planning scheme that identifies or states alternative provisions (qualitative statement and quantifiable standards).
- (2) Any alternative provisions in this planning scheme are identified through the following phrase following the provision "*BR alternative provision*".
- (3) Any non-compliance with an "*BR alternative provision*" is assessed by the Local Government as a concurrence agency to the application for Building Works under the IPA and *Integrated Planning Regulation 1998*.

1.13 Roads, watercourses, reclaimed land, bathing reserves, and land affected by the building setback line

- (1) When roads, watercourses, reclaimed land, bathing reserves and locations where natural accretion has occurred and are not included in any scheme area, then the following rules apply—
 - (a) if the road, watercourse, reclaimed land, bathing reserve or location where natural accretion has occurred is adjoined on both sides by land in the same scheme area, the road, watercourse or reclaimed land is deemed to be included in the same scheme area as the adjoining land;



- (b) if the road, watercourse, reclaimed land, or location where natural accretion has occurred or is adjoined on one side by land in a scheme area and adjoined on the other side by land in another scheme area, the road, watercourse, reclaimed land, location where natural accretion has occurred is deemed to be included in the same scheme area as the adjoining land and the centre-line of the road, watercourse, reclaimed land, location where natural accretion has occurred is the boundary between the two scheme areas;
 - (c) if the road, watercourse, reclaimed land or location where natural accretion has occurred is adjoined on one side only by land in a scheme area, the entire road, watercourse, reclaimed land, location where natural accretion has occurred is deemed to be included in the same scheme area as the adjoining land; and
 - (d) if the road, reclaimed land, bathing reserve, or location where natural accretion has occurred is adjoined on one side by land in the planning scheme and on the other side by mean high water mark or the ocean, the road, reclaimed land, bathing reserve location where natural accretion has occurred is deemed to be in the planning area that adjoins the land and the community zone relevant to that planning area.
- (2) A limited number of allotments within the Local Government area have a building setback line depicted on Figure Sch 9-1. In those instances and notwithstanding anything shown on any area, zoning, precinct or overlay map, land seaward of the building setback line is deemed to be included—
- (a) in the planning area in which the balance of the allotment is included; and
 - (b) in the Community Zone relevant to the planning area in which the balance of the allotment is included.
- (3) Upon the opening of a road after the commencement of the planning scheme, such road is no longer included in a zone

under this planning scheme and subsection 1.13(1) applies.

- (4) To remove any doubt, it is declared that—
 - (a) subsection 1.13(1) also applies to a closed road if the road is closed after the commencement of the planning scheme; and
 - (b) the changing of a planning scheme map following the opening or closure of a road is not an amendment of the planning scheme.
- (5) In this section “scheme area” means a planning area, zone, precinct or overlay in this planning scheme.

Division 3—Assessment categories

1.14 Assessable and self-assessable development³

- (1) Assessment tables for the planning areas and overlay areas identify development that is assessable, self-assessable or exempt under the planning scheme.
- (2) The assessment tables also identify assessable development under the planning scheme as requiring either code assessment or impact assessment.
- (3) If development is identified as having a different assessment category under a zone than under an overlay, the higher assessment category applies as follows—
 - (a) self-assessable prevails over exempt;
 - (b) code assessable prevails over self-assessable or exempt; and
 - (c) impact assessable prevails over code assessable, self-assessable or exempt.

³ Where a use is specified in an assessment table as being self-assessable, code assessable or impact assessable, any building work and operational work associated with the material change of use is assessed against the same provisions of the planning scheme as the material change of use.



- (4) Despite other provisions in this planning scheme, the following development is declared to be exempt development under this planning scheme within any planning area, zone or overlay—
- (a) the material change of use of land for a road after that land has been dedicated to public use as a road;
 - (b) the material change of use, operational work or building work associated with the installation of minor electric lines, piped infrastructure and telecommunications cabling on land that has been dedicated to public use as a road; and
 - (c) the material change of use for the incidental use of a footpath adjacent to land used for business uses if that land is included in the Business Zone.

1.15 Codes

- (1) The planning scheme contains codes for—
- (a) each planning area, each zone and each type of overlay; and
 - (b) development for a stated purpose or development of a stated type.

- (2) The codes are the following—

Planning area codes—

- (a) Coastal Towns Planning Area Code;
- (b) Rural Planning Area Code;

Zone codes—

- (c) Business Zone Code;
- (d) Community Zone Code;
- (e) Hinterland Residential Zone Code;
- (f) Industrial Zone Code;
- (g) Rural Zone Code;
- (h) Urban Residential Zone Code;

Overlay area codes—

- (i) Natural Features or Resources Overlay Code;

- (j) Infrastructure Overlay Code;
- (k) Cultural Heritage Features Overlay Code;

For a stated purpose or type—

- (l) Advertising Devices Code;
- (m) Building Matters Code;
- (n) Detached Dwelling, Domestic Storage and Building Works Code;
- (o) Development Infrastructure and Works Code
- (p) Driveways Code
- (q) Dual Occupancy Code;
- (r) Extractive Industry Code;
- (s) Filling or Excavation Code;
- (t) Higher-density Housing Code;
- (u) Home-based Business Code;
- (v) Landscaping Code;
- (w) Reconfiguring a Lot Code;
- (x) Telecommunications Facilities Code;
- (y) Tourist Park Code; and
- (z) Vehicle Parking and Access Code.

1.16 Codes applicable to ongoing use

- (1) A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change⁴.

1.17 Scheme seeks to achieve outcomes

- (1) This planning scheme seeks to achieve the following four levels of outcomes—

⁴ Under the IPA, "Local planning instruments have force of law", relates with respect to regulating the use of premises, and "Compliance with identified code for use of premises" with respect to an offence under the IPA.



- (a) Desired environmental outcomes;
- (b) Overall outcomes for planning areas, zones, overlays and specific developments;
- (c) Specific outcomes for planning areas, zones, overlays and specific developments;
- (d) Probable solutions for specific outcome or acceptable solutions for complying with an applicable code for self-assessable development

1.18 Overall Outcomes, Specific Outcomes, Probable solutions and Acceptable Solutions

- (1) Code assessable development that is consistent with the specific outcomes complies with the code.
- (2) A probable solution for a specific outcome provides a guide for achieving that outcome in whole or in part, and does not limit the assessment manager's discretion under the IPA to impose conditions on a development approval. Compliance with a Probable Solution does not necessarily mean that the development complies with the code.
- (3) Self assessable development that is consistent with all relevant acceptable solutions complies with the code.

Division 4—Interpretation

1.19 Interpretation

- (1) A term used in the Planning Scheme has the meaning assigned to that term by—
 - (a) the Act; or
 - (b) Schedule 9, where the term is not defined in the Act, unless the term is separately defined in another section of the Planning Scheme where the term is used; or
 - (c) the *Acts Interpretation Act 1954*, where the term is not defined in the Act, Schedule 9 or another section of the Planning Scheme; or
 - (d) the Macquarie Dictionary where that term is not defined in the Act, Schedule 9 or another section of

the Planning Scheme or the *Acts Interpretation Act 1954*.

- (2) A reference in the Planning Scheme to any Act includes any regulation or instrument made under it and where amended or replaced means that amended or replaced Act.
- (3) A reference in the Planning Scheme to a specific resource document or standard means the latest version of the resource document or standard.
- (4) A reference to a Part, division, section, table or schedule is a reference to a Part, division, section, table or schedule of the Planning Scheme.

1.20 Definitions

- (1) The dictionary in Schedule 9 defines particular words used in this planning scheme as follows—
 - (a) Defined use classes;
 - (b) Defined uses for uses in the assessment tables;
 - (c) Other defined uses that are not listed in the assessment tables;
 - (d) Meanings of terms relating to advertising devices; and,
 - (e) Administrative terms.

1.21 Terms defined in the IPA

- (1) Terms defined in the IPA have the same meaning as in the IPA.

1.22 Explanatory notes aid interpretation of planning scheme

- (1) The Burnett Shire Planning Scheme Strategic Directions Paper is declared to be extrinsic material under the *Statutory Instruments Act 1992* that assists interpretation of provisions of this planning scheme.

Explanatory notes and footnotes are declared to be extrinsic material under the *Statutory Instruments Act 1992* that assists interpretation of provisions of this planning scheme.



PART 2—DESIRED ENVIRONMENTAL OUTCOMES

Division 1—Preliminary

2.1 Explanation of Desired Environmental Outcomes

- (1) The desired environmental outcomes in this planning scheme express broad outcomes that advance the achievement of ecological sustainability in the local government area.
- (2) The planning scheme seeks to achieve each desired environmental outcome to the full extent practicable having regard to all the desired environmental outcomes.
- (3) For the purposes of the IPA, the planning scheme achieves each desired environmental outcome through the planning scheme measures in Parts 3 – 8 of this scheme.

Division 2—Desired Environmental Outcomes

2.2 Settlement pattern

- (1) The settlement pattern comprises discrete coastal and hinterland towns, proximate to either Bundaberg or the local government area's towns in nominated locations.



- (2) The remainder of the local government area accommodates large rural lots.
- (3) Urban residential development is focused on the coastal townships of Moore Park Beach, Burnett Heads, Bargara (including The Sloping Hummock), Innes Park/Coral Cove and Elliott Heads/Riverview.
- (4) Bargara accommodates the highest density of housing close to the Bargara Recreational Business Precinct, while Moore Park Beach, Burnett Heads, Bargara, Coral Cove and Elliott Heads accommodate housing of a medium density close to commercial areas or identified waterfront locations.
- (5) The Hinterland towns of Yandaran, Avondale and South Kolan provide alternative residential lifestyle choices and service centre functions to the rural community with new Hinterland Residential style development locating in or near these towns and—
 - (a) assisting in the efficient and effective provision of community facilities such as schools, emergency services, sport and recreation facilities and community meeting places; and
 - (b) being an appropriate scale and type to provide efficient and appropriate levels of infrastructure and accessibility.
- (6) A sufficient supply of land suitable for urban development is available in locations that do not place the community at an unacceptable risk from natural hazards and do not prejudice economically or environmentally significant resources.

2.3 Infrastructure

- (1) Infrastructure networks effectively and efficiently meet the needs of the community.
- (2) Land development does not significantly prejudice the safety, operational efficiency or cost of existing or planned infrastructure.
- (3) Transport infrastructure efficiently and effectively serves the transport needs of the local government area while enabling the use of alternative modes of transport to the private motor vehicle.

2.4 Community well-being

- (1) Subdivision of land for residential development occurs where community services, education facilities, recreation opportunities and other community infrastructure can most efficiently be provided.
- (2) Appropriate siting and design of safe and accessible public spaces facilitates social interaction in urban and rural areas.
- (3) Development facilitates a high standard of amenity, safety and equitable and practical access and minimises the adverse impact on the environment and people.

2.5 Landscape & cultural heritage values

- (1) The local government's rural landscape values including farmland and remnant vegetation, and its coastal zone values including basalt headlands interspersed with sandy beaches, are protected and enhanced.
- (2) The cultural heritage of places, sites or structures that have significance are conserved.

2.6 Environmental protection

- (1) The natural environment, the health of ecological systems and the biodiversity they support, are protected or conserved.

2.7 Economic development

- (1) A wide range of rural and non-rural businesses throughout the local government area, together with strategic economic assets of regional significance, support a growing and diverse economy.
- (2) In the Rural Planning Area, Good Quality Agricultural Land is conserved for agricultural production, unless there is an overriding community need and no other site is available for the particular purpose. Non-agricultural businesses support or are supported by their rural base.
- (3) In the Coastal Towns Planning Area, discrete nodes of economic activity and Home-based Businesses contribute to employment opportunities.



- (4) Natural features or resources that are economically significant to primary production, related industries, tourism-related service industries, and community prosperity are protected.

PART 3—COASTAL TOWNS PLANNING AREA

Division 1—Preliminary

3.1 Coastal Towns Planning Area

The provisions in this part comprise the following—

Division 1— Preliminary;

Division 2— Assessment tables for the Coastal Towns Planning Area;

Division 3— Coastal Towns Planning Area Code;

Division 4— Business Zone Code;

Division 5— Community Zone Code;

Division 6— Industrial Zone Code; and

Division 7— Urban Residential Zone Code.



Division 2—Assessment tables for the Coastal Towns Planning Area

3.2 Assessment tables for zones in the planning area

3.2.1 For making a material change of use

- (1) For the Coastal Towns Planning Area the assessment tables for making a material change of use are—
 - (a) Table 3.1 Assessment table—making a material change of use—Business Zone
 - (b) Table 3.2 Assessment table—making a material change of use—Community Zone
 - (c) Table 3.3 Assessment table—making a material change of use—Industrial Zone
 - (d) Table 3.4 Assessment table—making a material change of use—Urban Residential Zone.
- (2) The assessment tables for a defined use class or a defined use stated in Column 1 identify—
 - (a) in Column 2—qualifications applicable to the defined use class or the defined use; and
 - (b) in Column 3—the assessment category under the planning scheme; and
 - (c) in Column 4—the applicable codes for self-assessable and code assessable development indicated by way of a tick (✓) or otherwise stated by name.

3.2.2 For other than making a material change of use

- (1) For the Coastal Towns Planning Area the assessment table for aspects of development other than making a material change of use is Table 3.5 Assessment table—development other than making a material change of use (Coastal Towns Planning Area).
- (2) The assessment table for aspects of development other than making a material change of use stated in Column 1 identify—

- (a) in Column 2—qualifications applicable to the type of development; and
- (b) in Column 3—the assessment category under the planning scheme; and
- (c) in Column 4—the applicable codes for self-assessable and code assessable development.

3.2.3 Assessment categories may be affected by overlays

- (1) Assessment categories may also be affected by overlays. The overlay maps should be checked to see if the land is affected and the relevant assessment tables in Part 5—Natural Features or Resources Overlays; Part 6—Infrastructure Overlays and Part 7—Cultural Heritage Features Overlays.
- (2) In accordance with section 1.14 (3) of this planning scheme, the highest assessment category always prevails.



Table 3.1 Assessment table—making a material change of use of premises—Business Zone (Coastal Towns Planning Area)

<i>Assessment table—making a material change of use of premises —Business Zone (CTPA)</i>								
Col 1	Column 2	Col 3	Column 4					
Type of development		Assessment category	Applicable codes					Other
Use	Qualifications		Coastal Towns Planning Area	Business Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access	
Business use class—								
General Business	If not involving external building work or the change of classification under the <i>Building Act 1975</i>	Self					Business Zone Code (acceptable solutions only)	
	If not involving external building work or a change of classification and the acceptable solutions of the Business Zone Code are not complied with; or if involving external building work or if requiring a change of classification under the <i>Building Act 1975</i>	Code	✓	✓	✓	✓	✓	
Home-based Business		Self					Home-based Business Code (acceptable solutions only)	
	If the Home-based Business Code (acceptable solutions) is not complied with	Code		✓			Home-based Business Code	
Low-scale Business	If not involving external building work or the change of classification under the <i>Building Act 1975</i>	Self					Business Zone Code (acceptable solutions only)	
	If not involving external building work or a change of classification and the acceptable solutions of the Business Zone Code are not complied with; or if involving external building work or if requiring a change of classification under the <i>Building Act 1975</i>	Code	✓	✓	✓	✓	✓	

<i>Assessment table—making a material change of use of premises —Business Zone (CTPA)</i>								
Col 1	Column 2	Col 3	Column 4					
Type of development		Assessment category	Applicable codes					
Use	Qualifications		Coastal Towns Planning Area	Business Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access	Other
Otherwise		Impact						
Community use class—								
Park		Exempt						
Public Utility Undertaking		Impact						
Special Use		Code	✓	✓	✓	✓	✓	
Telecommunication Facility – Major		Impact						
Telecommunication Facility – Other		Exempt						
Otherwise		Impact						
Industry use class—								
All #		Impact						
Residential use class—								
Caretaker's Residence	if not involving external building work	Exempt						
	if involving external building work	Code		✓	✓			
Detached Dwelling		Code	✓	✓	✓	✓	✓	Detached Dwelling, Domestic Storage and Building Works Code
Domestic Storage		Self						Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
If the Detached Dwelling, Domestic Storage and Building Works Code, other than an BR alternative provision, is not complied with		Code						Detached Dwelling, Domestic Storage and Building Works Code
Dual Occupancy	If in the Bargara Recreational Business Precinct	Code	✓	✓	✓	✓	✓	Dual Occupancy Code
	If not in the Bargara Recreational Business Precinct	Impact						



<i>Assessment table—making a material change of use of premises —Business Zone (CTPA)</i>								
Col 1	Column 2	Col 3	Column 4					
Type of development		Assessment category	Applicable codes					
Use	Qualifications		Coastal Towns Planning Area	Business Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access	Other
Higher-density Housing	if in the Bargara Recreational Business Precinct and If the proposed maximum building height is not more than those specified in Table 3.10; OR If in the Bargara Recreational Business Precinct and the proposed maximum building height is more than those specified in Table 3.10; OR If not in the Bargara Recreational Business Precinct	Code	✓	✓	✓	✓	✓	Higher-density Housing Code
		Impact						
Otherwise.#		Impact						
<i>Rural use class—</i>								
All #		Impact						
<i>Other uses—</i>								
All except uses identified in section 1.14(4)		Impact						

Inconsistent Use refer to Section 3.4.4

Table 3.2 Assessment table—making a material change of use of premises—Community Zone (Coastal Towns Planning Area)

<i>Assessment table—making a material change of use of premises —Community Zone (CTPA)</i>							
Col 1	Column 2	Col 3	Column 4				
Type of development		Assessment category	Applicable codes				
Use	Qualifications		Coastal Towns Planning Area	Community Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access
Business use class—							
Home Based Business		Code		✓			Home Based Business Code
Low-scale Business		Impact					
Otherwise #		Impact					
Community use class—							
Child Care Centre		Impact					
Park		Exempt					
Telecommunication Facility – Major		Impact					
Telecommunication Facility – Other		Exempt					
Otherwise		Code	✓	✓	✓	✓	
Industry use class—							
All #		Code	✓	✓	✓	✓	
Residential use class—							
Caretaker's Residence	if not involving external building work	Exempt					
	if involving external building work	Self					Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
	If involving external building work and the Detached Dwelling, Domestic Storage and Building Works Code, other than an BR alternative provision, is not complied with	Code		✓	✓		
Detached Dwelling		Code		✓	✓	✓	Detached Dwelling, Domestic Storage and Building Works Code
Domestic Storage		Code		✓	✓	✓	Detached Dwelling, Domestic Storage and Building Works Code
Higher-	If in the area identified	Code		✓	✓	✓	Higher Density Housing Code



<i>Assessment table—making a material change of use of premises —Community Zone (CTPA)</i>								
Col 1	Column 2	Col 3	Column 4					
Type of development		Assessment category	Applicable codes					
Use	Qualifications		Coastal Towns Planning Area	Community Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access	Other
Density Housing	in Figure 3.2							
Tourist Park	If in the area identified in Figure 3.2	Code		✓	✓	✓	✓	Tourist Park Code
	In other locations	Impact						
Otherwise #		Impact						
Rural use class—								
All #		Impact						
Other uses—								
All except uses identified in section 1.14(4)		Impact						

Inconsistent Use refer to Section 3.5.4

Table 3.3 Assessment table—making a material change of use of premises—Industrial Zone (Coastal Towns Planning Area)

<i>Assessment table—making a material change of use of premises —Industrial Zone (CTPA)</i>								
Col 1	Column 2	Col 3	Column 4					
Type of development		Assessment category	Applicable codes					
Use	Qualifications		Coastal Towns Planning Area	Industrial Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access	Other
Business use class—								
General Business		Code	✓	✓	✓	✓	✓	
Home-based Business		Exempt						
Low-scale Business		Code	✓	✓	✓	✓	✓	
Otherwise		Impact						
Community use class—								
Child Care Centre #		Impact						
Park		Exempt						
Telecommunication Facility – Major		Code	✓	✓	✓	✓	✓	Telecommunications Facilities Code
Telecommunication Facility – Other		Exempt						
Otherwise		Code	✓	✓	✓	✓	✓	
Industry use class—								
Light Industry		Self						Industrial Zone Code (acceptable solutions only) Vehicle Parking and Access Code (acceptable solutions only)
	if the Industrial Zone Code or Vehicle Park and Access Code acceptable solutions are not complied with	Code	✓	✓	✓	✓	✓	
Extractive Industry #		Impact						
General Industry		Impact						
Rural Industry		Impact						



<i>Assessment table—making a material change of use of premises —Industrial Zone (CTPA)</i>							
Col 1	Column 2	Col 3	Column 4				
Type of development		Assessment category	Applicable codes				
Use	Qualifications		Coastal Towns Planning Area	Industrial Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access
Residential use class—							
Caretaker's Residence	if not involving external building work	Exempt					
	if involving external building work	Code		✓	✓		
Domestic Storage		Self					Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
	If the Detached Dwelling, Domestic Storage and Building Works Code, other than an BR alternative provision, is not complied with	Code					Detached Dwelling, Domestic Storage and Building Works Code
Otherwise #		Impact					
Rural use class—							
All #		Impact					
Other uses—							
All except uses identified in section 1.14(4)		Impact					

Inconsistent use refer to Section 3.6.4

Table 3.4 Assessment table—making a material change of use of premises—Urban Residential Zone (Coastal Towns Planning Area)

<i>Assessment table—making a material change of use of premises —Urban Residential Zone (CTPA)</i>							
Col 1	Column 2	Col 3	Column 4				
Type of development		Assessment category	Applicable codes				
Use	Qualifications		Coastal Towns Planning Area	Urban Residential Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access
Business use class—							
Home-based Business		Self					Home-based Business Code (acceptable solutions only)
	if the Home-based Business Code acceptable solutions is not complied with	Code	✓	✓			Home-based Business Code
Low-scale Business	If a Display Home or Estate Sales Office	Self		✓			If a Display Home—Acceptable solutions PS.126.1 to PS.126.6 only If an Estate Sales Office—Acceptable solutions PS.127.1 to PS.127.18 only
	If a Display Home or Estate Sales Office and the acceptable solutions are not met	Code		✓			
	Otherwise	Impact					
Otherwise #		Impact					
Community use class—							
Park		Exempt					
Public Utility Undertaking		Impact					
Telecommunication Facility – Major		Impact					
Telecommunication Facility – Other		Exempt					
Otherwise		Impact					
Industry use class—							
All #		Impact					



<i>Assessment table—making a material change of use of premises —Urban Residential Zone (CTPA)</i>							
Col 1	Column 2	Col 3	Column 4				
Type of development		Assessment category	Applicable codes				
Use	Qualifications		Coastal Towns Planning Area	Urban Residential Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access
Residential use class—							
Caretaker's Residence		Self					Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
	If the Detached Dwelling, Domestic Storage and Building Works Code, other than an BR alternative provision, is not complied with	Code		✓			Detached Dwelling, Domestic Storage and Building Works Code
Detached Dwelling		Self					Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
	If the Detached Dwelling, Domestic Storage and Building Works Code, other than an SBR alternative provision, is not complied with	Code					Detached Dwelling, Domestic Storage and Building Works Code
Domestic Storage		Self					Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
	If the Detached Dwelling, Domestic Storage and Building Works Code, other than an BR alternative provision, is not complied with	Code					Detached Dwelling, Domestic Storage and Building Works Code
Dual Occupancy		Code	✓	✓	✓	✓	Dual Occupancy Code
Higher-density Housing	If located in the Medium-density Residential Precinct or the High-density Residential Precinct and the proposed maximum building height is not more than those specified in Table 3.19	Code	✓	✓	✓	✓	Higher-density Housing Code
	If located in the Medium-density Residential Precinct or the High-density Residential Precinct and the proposed	Impact					

<i>Assessment table—making a material change of use of premises —Urban Residential Zone (CTPA)</i>								
Col 1	Column 2	Col 3	Column 4					
Type of development		Assessment category	Applicable codes					
Use	Qualifications		Coastal Towns Planning Area	Urban Residential Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access	Other
	maximum building height is more than those specified in Table 3.19; or If not located in the Medium-density Residential Precinct or the High-density Residential Precinct							
Tourist Park #		Impact						
Otherwise		Impact						
<i>Rural use class—</i>								
All #		Impact						
<i>Other uses—</i>								
All except uses identified in section 1.14(4)		Impact						

Inconsistent use refer to Section 3.7.4



Table 3.5 Assessment table—development other than making a material change of use (Coastal Towns Planning Area)

<i>Assessment table—development other than making a material change of use —CTPA</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Applicable codes
Carrying out building work, including minor building work; or Carrying out operational work not associated with a material change of use	If the work is within 6m of the building setback line or seaward of the building setback line	Code	For Building Work – Detached Dwelling, Domestic Storage and Building Works Code For Operational Works - Coastal Towns Planning Area Code
Minor Building Work		Self	Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
	If the work does not comply with the acceptable solutions other than a BR alternative provision	Code	Detached Dwelling, Domestic Storage and Building Works Code
Carrying out building work not associated with a material change of use other than Minor Building Work		Self	Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only); and Where the work is not associated with a detached dwelling; or Domestic Storage; or a class 10 building or structure on the same lot as a detached dwelling, the acceptable solutions of the— 1. Business Zone Code if in the Business Zone; or 2. Community Zone Code if in the Community Zone; or 3. Industrial Zone Code if in the Industrial Zone; or 4. Urban Residential Zone Code if in the Urban Residential Zone
	If the work does not comply with the acceptable solutions, other than a BR alternative provision.	Code	Detached Dwelling, Domestic Storage and Building Works Code; and Where the work is not associated with a detached dwelling; or Domestic Storage; or a class 10 building or structure on the same lot as a detached dwelling the— 1. Business Zone Code if in the Business Zone; or 2. Community Zone Code if in the Community Zone; or 3. Industrial Zone Code if in the Industrial Zone; or 4. Urban Residential Zone Code if in the Urban Residential Zone
Carrying out operational work for reconfiguring a lot	if the reconfiguring is assessable development	Code	Development Infrastructure and Works Code; Filling or excavation Code

<i>Assessment table—development other than making a material change of use —CTPA</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Applicable codes
Carrying out operational work not associated with— a material change of use; or Reconfiguring a lot.	involving filling or excavation of— 1. filling of more than 50m ³ ; or 2. filling of more than 10m ³ with an average depth of more than 150mm above Natural Ground Level; or 3. Excavation to a depth of more than 1m.	Code	Filling or Excavation Code
	involving construction of a driveway in a road reserve, other than if giving access to a State-controlled road ⁵	Self	Driveway Code (acceptable solutions only)
	involving construction of a driveway in a road reserve, other than if giving access to a State-controlled road, and the Driveway Code is not complied with	Code	Development Infrastructure and Works Code
Carrying out operational work for construction of a road not associated with reconfiguring a lot or a material change of use		Code	Development Infrastructure and Works Code
Placing an advertising device on premises	If a business plate for a home based business and not greater than 0.5m ² in area, not illuminated and wholly within the premises or on a fence facing the road; or If a business plate for another use.	Exempt	
	If located in the Business, Community or Industrial Zone and the Advertising Device type is identified in Column 1 of Table 8.2	Self	Advertising Devices Code (acceptable solutions only)
	If the Advertising Device type is on premises situated in the Business, Community or Industrial Zones and does not comply with the Advertising Devices Code; or the Advertising Device is not identified in Column 1 of Table 8.2	Code	Advertising Devices Code Coastal Towns Planning Area Code Either the— Business Zone Code if in the Business Zone; or Community Zone Code if in the Community Zone; or Industrial Zone Code if in the Industrial Zone; or Urban Residential Zone Code if in the Urban Residential Zone

⁵ Driveways accessing a State-controlled road require the approval of the District Director and are not assessable or self-assessable under this planning scheme.



<i>Assessment table—development other than making a material change of use —CTPA</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Applicable codes
	Otherwise	Code	Advertising Devices Code Coastal Towns Planning Area Code, Either the— Business Zone Code if in the Business Zone; or Community Zone Code if in the Community Zone; or Industrial Zone Code if in the Industrial Zone; or Urban Residential Zone Code if in the Urban Residential Zone
Reconfiguring a lot		Code	Reconfiguring a Lot Code; Coastal Towns Planning Area Code; Development and Infrastructure Works Code, and Either the— Business Zone Code if in the Business Zone; or Community Zone Code if in the Community Zone; or Industrial Zone Code if in the Industrial Zone; or Urban Residential Zone Code if in the Urban Residential Zone.
Other		Exempt	

Division 3—Coastal Towns Planning Area Code

3.3 Coastal Towns Planning Area Code

3.3.1 Composition of Coastal Towns Planning Area Code

- (1) The following provisions comprise the Coastal Towns Planning Area Code—
- (a) Composition of Coastal Towns Planning Area Code (Section 3.3.1);
 - (b) Compliance with Coastal Towns Planning Area Code (Section 3.3.2);
 - (c) Purpose of the code (Section 3.3.3); and
 - (d) Specific outcomes and probable solutions (Section 3.3.4).

3.3.2 Compliance with Coastal Towns Planning Area Code

- (1) Code assessable development complies with the Coastal Towns Planning Area Code if it is consistent with the specific outcomes for the Coastal Towns Planning Area.

3.3.3 Purpose of the code

- (1) The overall outcomes for the Coastal Towns Planning Area, as identified in this section, are the purpose of the Coastal Towns Planning Area Code.
- (2) The overall outcomes for the whole of the Coastal Towns Planning Area are—

for all locations in the Coastal Towns Planning Area—

- (a) The Coastal Towns Planning Area contains a mix of uses including business uses, a range of housing styles and employment opportunities suitable for the scale, location and role of each of the coastal towns, being—
 - (i) Moore Park Beach (CTPA 1);
 - (ii) Burnett Heads (CTPA 2);



- (iii) Bargara (CTPA 3);
 - (iv) the Sloping Hummock (CTPA 4);
 - (v) Innes Park and Coral Cove (CTPA 5);
and
 - (vi) Elliott Heads (CTPA 6).
- (b) Business uses—
- (i) locate in the Business Zone in clusters that may contain a mixture of retail, commercial, entertainment and community uses; or
 - (ii) locate within or close to the 'town centre' where one exists, or otherwise in or close to a highly accessible, convenient and well-serviced location.
- (c) Business uses outside of the Business Zone do not detract from the vitality of uses within the Business Zone, or diminish the overall level of convenience and accessibility to business uses in the local government area or in an adjoining local government area.
- (d) Industrial uses locate in the Industrial Zone and maintain or enhance the overall amenity of the locality, protect environmental values and utilise infrastructure efficiently.
- (e) Landscaping, urban design and streetscape works contribute to a sense of community and cultural identity for each of the coastal towns.
- (f) Open space, including golf courses, foreshore reserves and local playgrounds, and the works associated with them, contribute to the appeal and character of the coastal towns and improve opportunities for social interaction.
- (g) Erosion prone areas are managed and maintained to minimise the impact of development on coastal processes and do not result in an increased risk to people, property and coastal resources.
- (h) Development provides a network of movement systems, including pedestrian, bicycles and vehicular in residential, business and industrial areas that connect major destinations such as

business centres, schools, community facilities and open space.

- (i) Development—
 - (i) is orderly and occurs in locations that are capable of being cost-effectively serviced with appropriate infrastructure;
 - (ii) makes efficient use of available land resources;
 - (iii) integrates well with surrounding urban areas; and
 - (iv) avoids or otherwise lessens risks and hazards, adverse environmental effects, and land use conflicts; including conflicts with rural uses.
- (j) Development protects the environmental and scenic values of coastal resources including the beach, foreshores, waterways and open space.
- (k) Development is situated and designed to mitigate its impact on adjacent land uses.
- (l) Infrastructure operates in a safe and efficient manner free from encroachment by incompatible uses and works.

- (3) The overall outcomes for localities in the planning area are—

for CTPA 1—Moore Park Beach—

- (a) The appeal and distinctive character of the locality as a 'small leafy and relaxed coastal community' is protected and enhanced.
- (b) Medium density forms of residential development providing permanent or visitor accommodation are focused in a discrete central foreshore location.

for CTPA 2—Burnett Heads—

- (c) A low-scale seaside character where the direct or indirect land use connection with maritime activities is protected.
- (d) A consolidated precinct of commercial and medium density residential development is focussed on the existing town centre, with a



smaller area of higher-density housing also located in Kelly Street.

for CTPA 3—Bargara—

- (e) Bargara accommodates the local government area's dominant administrative, commercial, retail and service centre in a subordinate role to central Bundaberg.
- (f) The distinct characteristics of parts of the locality, including the following, are protected—
 - (i) the vibrant Bargara Recreational Business Precinct is used for leisure-based retailing and entertainment in low-scale commercial establishments with extended trading hours;
 - (ii) the Bargara Central Shopping Centre fulfils convenience and comparison shopping needs for the district; and
 - (iii) diversity in the styles of medium or higher-density housing and holiday accommodation occurs in locations close to the coast and the Bargara Recreational Business Precinct;

for CTPA 4—The Sloping Hummock—

- (g) The predominant character of detached dwellings combined with steep vegetated slopes is a visually prominent element of the landscape and is protected.
- (h) Development does not compromise the profile or the natural landform of the Sloping Hummock.

for CTPA 5—Innes Park and Coral Cove—

- (i) The predominant character of contemporary, low density residential development is maintained.
- (j) Coral Cove provides a range of low and medium density housing choices within defined precincts and a centrally-located neighbourhood shopping centre.
- (k) Coral Cove develops in an orderly way with efficient and effective infrastructure available to

service the development particularly in regard to the reticulated sewerage network.

- (l) Development at Coral Cove does not adversely affect the environment or residential areas as a result of stormwater or effluent runoff.
- (m) Development at Coral Cove is undertaken to avoid adverse impacts on residential amenity from the quarry.

for CTPA 6—Elliott Heads—

- (n) The predominant character of low scale detached dwellings in a small seaside village (for land in Elliott Heads) or a riverfront village (for land at Riverview) is protected.
- (o) A small precinct of medium density residential development providing permanent or visitor accommodation is located close to the beach.

3.3.4 Specific outcomes and probable solutions

Table 3.6 Specific outcomes and probable solutions—effects of use in the Coastal Towns Planning Area

Column 1—Specific outcomes	Column 2—Probable solutions
SO.1 Business activity, including administration, tourism, retail, leisure and entertainment is predominantly located within the Business Zone.	<i>No probable solution identified</i>
SO.2 A maximum of one district level centre is provided and is located in Bargara.	<i>No probable solution identified</i>
SO.3 Business uses outside of the Business Zone predominantly provide services to local customers.	<i>No probable solution identified</i>
SO.4 There is a community need for the business if located outside the Business Zone.	<i>No probable solution identified</i>
SO.5 Development supports, but does not significantly detract from the higher order business and government functions of Bundaberg City.	PS.5.1 If involving retailing of goods the floor area is a maximum of 2000m ² .



Column 1—Specific outcomes	Column 2—Probable solutions
<i>Character and amenity</i>	
<p>SO.6 Development respects and does not compromise the environmental, scenic and coastal values and character of the Coastal Towns Planning Area which is characterised by—</p> <ul style="list-style-type: none"> i. rocky or sandy beaches; ii. river mouths; iii. esplanade roads located adjacent to foreshore parkland; iv. visually prominent pockets of vegetation; v. pedestrian access to the foreshores and beaches; vi. discrete clusters of retail and commercial development; vii. glimpses or full views of coastal or water environments; viii. variation in the intensity of residential development in different locations; and ix. coastal creeks and associated open space corridors. 	<i>No probable solution identified</i>
<p>SO.7 The foreshore character comprising the natural environment and low-scale residential development is maintained and enhanced.</p>	<i>No probable solution identified</i>
<p>SO.8 Views along streets or open space corridors to the foreshore are maintained.</p>	<i>No probable solution identified</i>
<p>SO.9 Loading docks, storage areas and other utility spaces are not visible from the street and other public spaces.</p>	<p>PS.9.1 Loading docks and storage areas are located to the rear of the site and are screened from view from any street by building fencing or landscaping.</p>
<p>SO.10 Development contributes to active street frontages through—</p> <ul style="list-style-type: none"> i. a readily identifiable entry point; ii. active uses facing the street; iii. walls of buildings facing the street are not blank; and iv. buildings on corner allotments address both street frontages. 	<p>PS.10.1 In the Business Zone—</p> <ul style="list-style-type: none"> i. Car parking is not located between the road reserve and the building; and ii. Business uses are located on the ground floor with windows and entry points facing onto the street; <p>PS.10.2 In all other zones windows and entries face street frontages.</p>

Column 1—Specific outcomes	Column 2—Probable solutions
<p>SO.11 Development of Higher-density Housing for tourist accommodation or business premises provide gathering places such as restaurants, cafes or open space that—</p> <ul style="list-style-type: none"> i. are located at pedestrian entrances to major buildings; ii. incorporate entrance statements that have a human scale on the street frontage; iii. are located in visually dominant locations; iv. have a northerly orientation; v. are located where there are distinctive views to local landmarks; and vi. are useable and accessible in all weather conditions. 	<p><i>No probable solution identified</i></p>
<p><i>Open space and pedestrian links</i></p>	
<p>SO.12 Development provides pedestrian links that—</p> <ul style="list-style-type: none"> i. connect existing paths; and ii. are clearly defined and safe. 	<p><i>No probable solution identified</i></p>
<p>SO.13 Open space systems provide links between watercourses or areas of natural or cultural significance and the foreshore.</p>	<p><i>No probable solution identified</i></p>
<p>SO.14 Public land extends along the coastline providing public access for pedestrians, cyclists and (where safe and efficient roads can be provided) motorists to provide a continuous coastal park network and coastal scenic drive.</p>	<p>PS.14.1 A minimum fifty (50) metre wide park/buffer along ocean or marine frontage(s) measured from either the surveyed High Water Mark or the Deed Boundary, whichever provides the greater area of land as public open space; and</p> <p>PS.14.2 A twenty (20) metre road reserve provided on the western side of the coastal park/buffer adjoining the foreshore as an extension of a coastal scenic drive between Burnett Heads and Elliott Heads.</p>



Column 1—Specific outcomes	Column 2—Probable solutions
<i>Avoiding or mitigating adverse environmental outcomes</i>	
SO.15 Community infrastructure ⁶ is able to function effectively during and immediately after flood, bushfire or landslide events.	<i>No probable solution identified</i>
SO.16 Development does not result in adverse impact on the environment through contamination of air, water or land.	PS.16.1 Development complies with the <i>Stormwater Management Planning Scheme Policy</i> .
SO.17 Development is compatible with the existing and potential uses that are consistent with this planning scheme of adjacent sites.	<i>No probable solution identified</i>
SO.18 Development mitigates the adverse impact to occupants of premises or future likely occupants of adjoining land and existing land uses, including community infrastructure.	PS.18.1 The following separation distances between land uses are achieved— <ul style="list-style-type: none"> <li data-bbox="906 815 1305 920">i. Residential (except a caretaker's residence) <i>and</i> industrial uses – A separation distance of 100m; or <li data-bbox="906 943 1305 1189">ii. Tourist accommodation <i>and</i> detached residential – 5m wide densely vegetated buffer and a 1.8m high fence or wall along side and rear boundaries. Views to the street and Parks and Open space areas are to be maintained to permit natural surveillance; or <li data-bbox="906 1211 1305 1458">iii. Retail <i>and</i> Residential uses (except where in the same building) – Any retail buildings are setback a minimum of 5m from the common boundary. A 2m wide strip of landscaping is established along the same boundary (allowing for access for maintenance); or <li data-bbox="906 1480 1305 1684">iv. Parking, manoeuvring and loading areas of commercial uses <i>and</i> Outdoor recreation areas and side and rear boundaries of residential properties – A 2m wide vegetated buffer around the parking, manoeuvring loading

⁶ For the purposes of this specific outcome, the meaning of 'community infrastructure' is as defined in State Planning Policy 1/03 —Mitigating the adverse impacts of Flood, Bushfire and Landslide.

Column 1—Specific outcomes	Column 2—Probable solutions
	<p>areas which permits surveillance of the site but restricts head light intrusion. Vegetation between 0.5m and 2m above ground level is not used; or</p> <p>v. Car parking areas adjacent to road frontages – 750mm high wall or landscaped buffer of 2m width to stop headlight intrusion.</p>
<p>SO.19 Uses that have the potential to emit dust, light, noise, odours, vibration, or other emissions do not locate where they are likely to create an environmental nuisance.</p>	<p><i>No probable solution identified</i></p>
<p>SO.20 Uses in which occupants are likely to be sensitive to high levels of dust, light, noise, odours, vibration and other emissions do not locate close to uses that release such emissions.</p>	<p><i>No probable solution identified</i></p>
<p><i>If in CTPA 1 – Moore Park Beach—</i></p>	
<p>SO.21 Moore Park Beach retains its character as a low density residential area generally containing detached dwellings.</p>	<p><i>No probable solution identified</i></p>
<p>SO.22 Low-scale tourist residential and business activities are complementary to the existing low density character of Moore Park Beach.</p>	<p><i>No probable solution identified</i></p>
<p>SO.23 Business activities are provided in a convenient and accessible location and predominantly serve the local community.</p>	<p><i>No probable solution identified</i></p>
<p>SO.24 Higher-density housing providing for holiday accommodation is located in the Medium Density Residential Precinct only.</p>	<p><i>No probable solution identified</i></p>
<p>SO.25 Open space, vegetation and wildlife habitat are preserved.</p>	<p><i>No probable solution identified</i></p>
<p>SO.26 Development does not result in a reduction in the quality of groundwater.</p>	<p><i>No probable solution identified</i></p>
<p><i>if in CTPA 2 – Burnett Heads—</i></p>	
<p>SO.27 Business uses either provide predominantly local convenience retailing or focus on maritime activities either through having a nexus with maritime activities or providing a direct service to the maritime industry.</p>	<p><i>No probable solution identified</i></p>



Column 1—Specific outcomes	Column 2—Probable solutions
SO.28 Small scale, marine-based Home-based Businesses that respect local amenity and environmental values occur in the Port Bundaberg residential area.	<i>No probable solution identified</i>
SO.29 Business uses and Higher-density housing locate in the Business Zone.	<i>No probable solution identified</i>
SO.30 Higher density housing is located either in the Business Zone or the Medium Density Residential Precinct.	<i>No probable solution identified</i>
<i>If in CTPA 3 – Bargara—</i>	
SO.31 Bargara is the primary location for business uses in the local government area.	<i>No probable solution identified</i>
SO.32 The Bargara Recreational Business Precinct is the vibrant town centre for Bargara, providing recreation and entertainment to local residents as well as tourists and visitors through— i. dining and food services; and ii. short term accommodation; and iii. specialty retailing; and iv. entertainment venues; and v. other business uses.	<i>No probable solution identified</i>
SO.33 Convenience retailing primarily occurs in the vicinity of the corner of Bauer Street and Davidson Street.	<i>No probable solution identified</i>
SO.34 Bargara provides a range of residential densities, housing forms and tenures, including— i. detached dwellings; ii. Higher-Density Housing in close proximity to the Bargara Recreational Business Precinct; and iii. small lot housing in the Medium Density and Small Lot Detached Dwellings Precincts.	<i>No probable solution identified</i>
<i>If in CTPA 4 – the Sloping Hummock—</i>	
SO.35 Residential development on the Sloping Hummock consists of detached dwellings up to 2 storeys in height.	<i>No probable solution identified</i>
SO.36 Development enables the continued access by the public to the summit and preserves views of surrounding areas from the summit.	<i>No probable solution identified</i>

Column 1—Specific outcomes	Column 2—Probable solutions
SO.37 Buildings and structures do not extend above the tree canopy.	<i>No probable solution identified</i>
SO.38 The vegetated slopes remain as a visually prominent element of the Sloping Hummock landscape.	<i>No probable solution identified</i>
<i>if in CTPA 5—Innes Park and Coral Cove—</i>	
SO.39 Development predominantly consists of detached dwellings of 1 or 2 storeys in height.	<i>No probable solution identified</i>
SO.40 Coral Cove provides a range of housing choices including higher density housing in the Medium Density Residential Precinct.	<i>No probable solution identified</i>
SO.41 Tourist or short stay accommodation is provided in the Medium Density Residential Precinct only.	<i>No probable solution identified</i>
SO.42 A neighbourhood shopping centre that predominantly serves the convenience needs of local residents is provided.	<i>No probable solution identified</i>
SO.43 Assessable development for a material change of use or reconfiguring of a lot within the 'Coral Cove Estate Boundary' complies with conditions of the Coral Cove rezoning (see the order of the Planning and Environment Court made on 24 June 1993 in P & E Appeal No. 14 of 1992)("the rezoning conditions").	PS.43.1 If the approval of a development application will conflict with or otherwise compromise the achievement of— i. conditions Q1 - Q5 of the rezoning conditions; or ii. conditions S1 - S10 of the rezoning conditions, then the development application is taken to be in conflict with this Code.
<i>If in CTPA 6—Elliott Heads—</i>	
SO.44 Development predominantly consists of detached dwellings of 1 or 2 storeys in height..	<i>No probable solution identified</i>
SO.45 Higher density housing development that is consistent and complementary to the surrounding area locate only in the Medium Density Residential Precinct.	<i>No probable solution identified</i>

Table 3.7 Specific outcomes and probable solutions—works in the Coastal Towns Planning Area

Column 1—Specific outcomes	Column 2—Probable solutions
SO.46 The height of buildings is consistent with the low-scale coastal character of the Coastal Town Planning Area being predominately detached dwellings up to 2 storeys in height.	<i>No probable solution identified</i>



Column 1—Specific outcomes	Column 2—Probable solutions
SO.47 New buildings respect and complement the scale and character elements of existing buildings and landscape features in the locality.	<i>No probable solution identified</i>
SO.48 Buildings and structures reflect the coastal character of the area with locally-specific design responses through the use of— i. balconies and verandahs; and ii. structures that are made of lightweight materials.	<i>No probable solution identified</i>
SO.49 Buildings do not have a bulky appearance having regard to— i. their situation with respect to public spaces and other buildings; and ii. their height above natural ground level; and iii. the proportion of the site occupied by buildings or other structures; and iv. the design of building elevations and roofs, including articulation, modulation, fenestration, and the choice of materials, colours and finishes; and v. the incorporation of balconies, verandahs, overhangs and shade devices; and vi. scale, proportion and rhythm.	<i>No probable solution identified.</i>
SO.50 Buildings contribute to a vibrant and interesting streetscape and avoid large expanses of blank walls.	PS.50.1 Building facades incorporate— i. changes in the setback distance from road frontages; ii. deep recesses; iii. changes in wall face angles; iv. curved walls; v. balconies; and vi. a variation of building materials and finishes.
SO.51 Development incorporates pedestrian access, circulation, paths and links to adjacent streets, adjoining development and parking areas.	<i>No probable solution identified</i>

Column 1—Specific outcomes	Column 2—Probable solutions
<p>SO.52 Development contributes to an appealing streetscape that is distinctive to each of the coastal towns through the use of compatible—</p> <ul style="list-style-type: none"> i. design; ii. tree species; iii. lighting; iv. materials and colours; v. appropriate signage; and vi. treatment of surfaces. 	<p><i>No probable solution identified</i></p>
<p>SO.53 Works are consistent with the scale and design of existing buildings and other works in the part of the Coastal Towns Planning Area where they occur.</p>	<p><i>No probable solution identified</i></p>
<p>SO.54 Works protect the health and safety of people and the amenity of the locality by—</p> <ul style="list-style-type: none"> i. allowing access to natural light and ventilation; ii. attenuating noise and vibration associated with the use; iii. maintaining privacy between adjoining premises; iv. respecting outlook and views to significant natural features, including beaches, the ocean, vegetation and headlands; v. not unnecessarily casting shadow on parks, reserves or other recreation areas between 9.00am and 3.00pm at 30 June; vi. landscaping the site, including retaining native vegetation; vii. maintaining the safe and efficient operation of roads having regard to the location and design of access points and the design of stormwater drainage; viii. providing clearly defined and easily accessed car parking, servicing and refuse storage on the premises; ix. not causing or exacerbating slope instability, a flooding or drainage problem or erosion potential; x. not occurring in areas identified as having or the potential to have unacceptable risk from coastal 	<p>PS.54.1 Development complies with the <i>Stormwater Management Planning Scheme Policy</i>.</p>



Column 1—Specific outcomes	Column 2—Probable solutions
hazards; and xi. not adversely affecting environmental values of receiving water bodies.	
SO.55 Works do not compromise the provision or use of community infrastructure.	<i>No probable solution identified</i>
SO.56 Development in prominent locations such as adjacent to headlands, recreation areas, beaches, major open spaces, major thoroughfares and the entries to the coastal towns make positive contributions to the character of the locality or otherwise minimise or avoid adverse visual effects, having regard to— i. the height of works; ii. the colours and finishes of materials used in works; iii. the extent of vegetation cover; and iv. the design and location of building facades.	PS.56.1 Native vegetation on the site or adjacent road reserve is retained; PS.56.2 For the High Density Residential Precinct and the Bargara Recreational Business Precinct, buildings are not more than 9.0 metres in height. Elsewhere, buildings are not more than 6.0 metres in height; and PS.56.3 Retaining walls are not more than 2.0 metres high.
SO.57 Works respect the characteristics of the site and its surrounds, including the following— i. topography; ii. drainage; iii. native vegetation; iv. current land use and works; v. utility services; and vi. existing and future vehicular and pedestrian movement.	<i>No probable solution identified</i>
SO.58 Works protect or enhance the appeal of and accessibility to public spaces, including beaches and adjacent roads and reserves, as a focus for tourism and recreation.	<i>No probable solution identified</i>
SO.59 There are no adverse affects on identified erosion prone areas ⁷ particularly in relation to—	PS.59.1 No buildings or permanent structures are within 6m of the building setback line or seaward of the building setback line.

⁷ erosion prone areas are those areas shown on the most recent erosion prone area plan(s) prepared by the Environmental Protection Agency (EPA)

Column 1—Specific outcomes	Column 2—Probable solutions
<ul style="list-style-type: none"> i. habitat; ii. water quality of surface and ground waters; iii. land stability; iv. beach movement; v. dunes and wetlands; and vi. landscape quality. 	PS.59.2 Development complies with the <i>Stormwater Management Planning Scheme Policy</i> .
SO.60 There are no significant threats due to work within erosion prone areas ⁸ to— <ul style="list-style-type: none"> i. public safety; ii. infrastructure integrity; and iii. buildings and structures on adjoining properties. 	PS.60.1 No buildings or permanent structures are within 6m of the building setback line or seaward of the building setback line.

Division 4—Business Zone Code

3.4 Business Zone Code

3.4.1 Composition of Business Zone Code

- (1) The following provisions comprise the Business Zone Code—
- (a) Composition of Business Zone Code (Section 3.4.1);
 - (b) Compliance with the Business Zone Code (Section 3.4.2);
 - (c) Purpose of the code (Section 3.4.3);
 - (d) Specific outcome for inconsistent uses in the Business Zone (section 3.4.4); and
 - (e) Specific outcomes, probable solutions and acceptable solutions (Section 3.4.5).

⁸ erosion prone areas are those areas shown on the most recent erosion prone area plan(s) prepared by the Environmental Protection Agency (EPA)



3.4.2 Compliance with the Business Zone Code

- (1) Development complies with the Business Zone Code if it is consistent with—
 - (a) if code assessable — the specific outcomes for the Business Zone; or
 - (b) if self assessable — the acceptable solutions for the Business Zone.

3.4.3 Purpose of the code

- (1) The overall outcomes for the Business Zone, as identified in this section, are the purpose of the Business Zone Code.
- (2) The following are the overall outcomes for the Business Zone in the Coastal Towns Planning Area—
 - (a) The area provides strong, sustainable and vital business areas containing a range of retail, commercial, government, community, recreational and tourist activities in convenient and accessible locations.
 - (b) Cars and roads do not dominate the experience of the area.
 - (c) The Business Zone provides an appealing pedestrian environment encouraging high levels of pedestrian activity.
 - (d) Residential uses support the commercial function of the Business Zone.
 - (e) The location at the corner of Hughes Road and Watsons Road, Bargara accommodates local government offices with associated community and cultural facilities.
 - (f) For the Bargara Recreational Business Precinct—
 - (i) entertainment, recreation, leisure, and food services are the dominant uses which complement other business activity in a compact, appealing, and pedestrian-friendly centre; and
 - (ii) higher-density housing, where proposed, is integrated into the storeys above ground storey business activity.
 - (g) In locations other than the Bargara Recreational Business Precinct, business is orientated to the

- retail sale of convenience or weekly household goods and professional and medical services.
- (h) Sites located in the Business Zone have a high quality streetscape and building design that is reflective of the character of the location.
- (i) Operational works and infrastructure are provided to an appropriate standard in relation to safety, efficiency and the environment.

3.4.4 Specific outcome for inconsistent uses in the Business Zone

- (1) The following defined uses and use classes are inconsistent uses and do not locate in the Business Zone—
 - (a) Industry uses ;
 - (b) Dual Occupancy. Higher-density Housing, and Tourist Park in locations other than the Bargara Recreational Business Precinct; and
 - (c) Rural uses.

3.4.5 Specific outcomes, probable solutions and acceptable solutions

Table 3.8 Specific outcomes, probable solutions and acceptable solutions—effects of use in the Business Zone

Column 1—Specific outcomes	Column 2—Acceptable solutions if Self-assessable and Probable solutions if Code assessable (unless otherwise stated)
SO.61 Business Uses in Moore Park Beach, Burnett Heads, Coral Cove and Elliott Heads predominantly serve local residents.	<i>Not applicable for self-assessable development and no probable solution identified</i>
<i>Site suitability</i>	
SO.62 The size and configuration of the site is suited to its use and any associated works including— <ul style="list-style-type: none"> i. building work; ii. vehicle parking, manoeuvring and access; iii. landscaping, screening or buffering; iv. waste management; and v. water cycle management. 	PS.62.1 In a declared service area (sewerage) identified on map series INFRA 1— <ul style="list-style-type: none"> i. The site has an area of not less than 800 m²; AND ii. The site has a frontage of not less than 18 metres. PS.62.2 In other than a declared service area (sewerage) identified on map series INFRA 1— <ul style="list-style-type: none"> i. The site has an area not less than 1500m² AND



Column 1—Specific outcomes	Column 2—Acceptable solutions if Self-assessable and Probable solutions if Code assessable (unless otherwise stated)
	<p>ii. The site has a frontage of not less than 20 metres.</p> <p>PS.62.3 Waste receptacles and storage areas are provided in accordance with the <i>Waste Management Planning Scheme Policy</i>.</p> <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</i></p>
<i>Amenity</i>	
<p>SO.63 The use is conducted in a manner that maintains or enhances the attraction of premises in the Business Zone.</p>	<p>PS.63.1 Business activities are conducted entirely within a building.</p>
<p>SO.64 The use does not cause environmental harm or nuisance.</p>	<p><i>If in the Bargara Recreational Business Precinct— Not applicable for self-assessable development and no probable solution identified.</i></p> <p><i>If not in the Bargara Recreational Business Precinct—</i></p> <p>PS.64.1 Noise levels from the use do not exceed 3dB(A) above background noise between the hours of 9:00pm and 7:00am when measured at any noise sensitive place.</p> <p>PS.64.2 The level of illumination from the site does not exceed 8 lux when measured at a distance of 1.5 metres from outside any boundary of the site.</p>

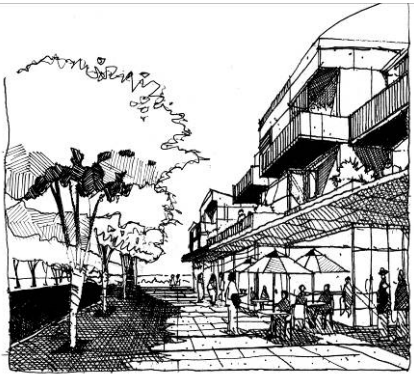
Column 1—Specific outcomes	Column 2—Acceptable solutions if Self-assessable and Probable solutions if Code assessable (unless otherwise stated)
<i>Street-level activity in the Bargara Recreational Business Precinct</i>	
<p>SO.65 Uses at or about ground level facilitate social and business interaction over extended hours by—</p> <ul style="list-style-type: none"> i. being in the Business Use class; ii. operating adjacent to and having direct access to the front alignment to the street (example illustrated in Figure 3.1); iii. facing and addressing the street (example illustrated in Figure 3.1); and iv. operating outside normal business hours, including evenings and weekends. 	<p><i>Not applicable for self-assessable development and no probable solution identified</i></p>  <p>Figure 3.1 Windows and entry points of active uses face the street and buildings are not setback from the street.</p>

Table 3.9 Specific outcomes, probable solutions and acceptable solutions—works in the Business Zone⁹

Column 1—Specific outcomes	Column 2—Acceptable solutions if Self-assessable and Probable solutions if Code assessable (unless otherwise stated)
<i>Built form and envelope</i>	
<p>SO.66 Off street car parking facilities minimise interruption to pedestrian flows.</p>	<p><i>Not applicable for self-assessable development and no probable solution identified</i></p>
<p>SO.67 Car parking facilities do not adversely affect the streetscape.</p>	<p>PS.67.1 In the Bargara Recreational Business Precinct no off street parking is located between the front of the building and the road frontage.</p>
<p>SO.68 Buildings are of an appropriate height, bulk and scale by—</p> <ul style="list-style-type: none"> i. reflecting the character of the area; ii. making a positive contribution to the streetscape; and 	<p>PS.68.1 Building height, site cover and building wall length are provided in accordance with Table 3.10.</p> <p><i>Note — in assessing development which does not comply with the provisions of Table 3.10, Council will have regard to the matters contained within the</i></p>

⁹ The specific outcomes and probable solutions for works in this table apply to a material change of use involving works.



Column 1—Specific outcomes	Column 2—Acceptable solutions if Self-assessable and Probable solutions if Code assessable (unless otherwise stated)
iii. providing a comfortable pedestrian environment.	<i>Satisfying Assessment Criteria Relating to Maximum Building Height, Bulk and Density Planning Scheme Policy.</i>
SO.69 Buildings are sited to allow for appropriate access and servicing of the premises and to protect the residential amenity of any residential land or use adjacent to the site.	<p>PS.69.1 Works achieve the acceptable solutions or probable solutions for boundary clearances (side) and boundary clearances (rear) stated in Column 3 in Table 3.10.</p> <p><i>Note</i> — in assessing development which does not comply with the provisions of Table 3.10, Council will have regard to the matters contained within the <i>Satisfying Assessment Criteria Relating to Maximum Building Height, Bulk and Density Planning Scheme Policy.</i></p>
SO.70 The setbacks from the road maintain the streetscape and commercial character of the locality.	<p>PS.70.1 Works achieve the acceptable solutions or probable solutions for setbacks from roads stated in Column 3 in Table 3.10.</p> <p><i>Note</i> — in assessing development which does not comply with the provisions of Table 3.10, Council will have regard to the matters contained within the <i>Satisfying Assessment Criteria Relating to Maximum Building Height, Bulk and Density Planning Scheme Policy.</i></p>
SO.71 Buildings address and are orientated towards the street.	<i>Not applicable for self-assessable development and no probable solution identified</i>
SO.72 Mechanical plant and equipment is shielded from view.	<i>Not applicable for self-assessable development and no probable solution identified</i>
<i>Landscaping</i>	
SO.73 Landscaping enhances the visual privacy and amenity between sites.	<p>PS.73.1 A 3.0 metre wide landscaped area with trees, shrubs and ground covers is provided adjacent to the rear boundary; and</p> <p>PS.73.2 Where the site adjoins a residential use or land included in the Urban residential Zone, landscaping is a minimum of 2 metres wide along any common side boundary; and</p> <p>PS.73.3 At least 10% of the site is developed with landscaping; and</p> <p>PS.73.4 Shade trees, using acceptable species identified in the local government's Landscaping and Landscape Plans Planning Scheme Policy, are provided for surface car parks at the rate of not less than 1 tree per 6 parking spaces; and</p>

Column 1—Specific outcomes	Column 2—Acceptable solutions if Self-assessable and Probable solutions if Code assessable (unless otherwise stated)
	PS.73.5 Works do not involve the removal of trees in road reserves.
SO.74 Landscaping softens the visual impact of parking and vehicle manoeuvring areas, and screens outdoor storage areas.	<i>Not applicable for self-assessable development and no probable solution identified</i>
SO.75 Landscaping enhances the appearance of buildings on all street frontages.	<i>Not applicable for self-assessable development and no probable solution identified</i>
SO.76 Landscaping areas include a balance between tree, shrub and groundcover species.	<i>Not applicable for self-assessable development and no probable solution identified</i>
<i>Additional specific outcomes for the Bargara Recreational Business Precinct—</i>	
SO.77 Buildings— <ul style="list-style-type: none"> i. present a continuous, attractive and pedestrian-friendly street façade; AND ii. provide or maintain a commercial streetscape character. 	PS.77.1 Reflective glass is not used in building façades. PS.77.2 The building façade is parallel to the street frontage. PS.77.3 The main pedestrian entrance to the building is visible from the street and is situated generally centrally along the street frontage. PS.77.4 New buildings provide continuous awnings along the full length of street frontages where such awnings are— <ul style="list-style-type: none"> i. not less than 3m wide; ii. not less than 2.7m above the pedestrian pavement measured at any point; iii. not closer to the face of the adjacent kerb than 0.3m, when measured in plan view; AND iv. structurally supported from entirely within the site and free of supporting columns within the road reserve.
SO.78 Works— <ul style="list-style-type: none"> i. respond to the sub-tropical coastal climate; and ii. contribute to lively and attractive public spaces; and iii. provide a convenient, safe and high quality pedestrian environment. 	<i>Not applicable for self-assessable development and no probable solution identified</i>



Column 1—Specific outcomes	Column 2—Acceptable solutions if Self-assessable and Probable solutions if Code assessable (unless otherwise stated)
SO.79 For lots within 50 metres of the intersection of Bauer Street and See Street, buildings contribute to a sense of arrival at the Bargara Recreational Business Precinct.	<i>Not applicable for self-assessable development and no probable solution identified</i>
SO.80 Car parking and service areas are not located between any building and its nearest street frontage.	<i>Not applicable for self-assessable development and no probable solution identified</i>

Table 3.10 Probable solutions or Acceptable solutions— development parameters—Business Zone

Column 1—Basic development parameters	Column 2—Applicable circumstances	Column 3—Probable solutions or acceptable solutions
Height of works	if in the Bargara Recreational Business Precinct	not more than 9.0 metres from natural ground level to the top most ceiling.
	Otherwise	not more than 6.5 metres from natural ground level to the top most ceiling.
Site cover	If within the Bargara Recreational Business Precinct	not more than 70%
	Sewered (other than the Bargara Recreational Business Precinct)	not more than 50%
	Unsewered	not more than 40%
Building wall length	All	not more than 15 metres long in any continuous single plane
Boundary clearance (side) of building works	if the side boundary is common to land in the Urban Residential Zone	not less than half the height of the building (from natural ground level to the highest part of the building) or 3.0 metres, whichever is the greater distance
	Otherwise	no planning scheme requirement
Boundary clearance (rear) of building works	if the rear boundary is common to land in the Urban Residential Zone	not less than 10.0 metres
	Otherwise	no planning scheme requirement
Setbacks from road boundary	if within the Bargara Recreational Business Precinct	not more than 3.0 metres
	Otherwise	not less than 6.0 metres

Division 5—Community Zone Code

3.5 Community Zone Code

3.5.1 Composition of Community Zone Code

- (1) The following provisions comprise the Community Zone Code—
 - (a) Composition of Community Zone Code (Section 3.5.1);
 - (b) Compliance with the Community Zone Code (Section 3.5.2);
 - (c) Purpose of the code (Section 3.5.3);
 - (d) Specific outcome for inconsistent uses in the Community Zone (Section 3.5.4); and
 - (e) Specific outcomes and probable solutions (Section 3.5.5).

3.5.2 Compliance with the Community Zone Code

- (1) Code assessable development complies with the Community Zone Code if it is consistent with the specific outcomes for the Community Zone.

3.5.3 Purpose of the code

- (1) The overall outcomes for the Community Zone, as identified in this section, are the purpose of the Community Zone Code.



- (2) The following are the overall outcomes for the Community Zone—
- (a) Land is primarily used for—
 - (i) public utility purposes, community purposes or community facilities, with any other uses being consistent with the intent of the public land reservation or purpose;
 - (ii) a health, education, social, religious, telecommunication or similar service to the community or sector of the community; or
 - (iii) commercial outdoor recreational facilities, including a bowls club or golf club, with or without associated buildings; and
 - (b) For the Coral Cove golf course—land is primarily used as a disposal area of sufficient size for the sustainable disposal of treated effluent.
 - (c) The environmental values of the coastline are preserved.
 - (d) Parks, areas for public recreation and other open spaces are accessible, safe and suitable for their intended purpose.
 - (e) The high visual quality and scenic amenity of open space and recreation areas contributes positively to the character of the local government area for residents and visitors.
 - (f) A diverse range of open space and recreational opportunities are provided that meet resident's and visitor's needs for land for organised sporting activities and for passive enjoyment of open space.
 - (g) The cultural landscape values of open space are protected and enhanced.
 - (h) Open space supports walking and cycling.

3.5.4 Specific outcome for inconsistent uses in the Community Zone

- (1) The following defined uses and use classes are inconsistent uses and do not locate in the Community Zone—
- (a) General Business;
 - (b) Industry uses;
 - (c) Residential uses other than Caretaker's Residence and Detached Dwelling (except where located in the area identified in Figure 3.2); and
 - (d) Rural uses.

3.5.5 Specific outcomes and probable solutions

Table 3.11 Specific outcomes and probable solutions— effects of use in the Community Zone

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Site suitability</i>	
<p>SO.81 The size and configuration of the site is suited to its use and any associated works including—</p> <ul style="list-style-type: none"> i. building work; ii. vehicle parking, manoeuvring and access; iii. landscaping, screening or buffering; iv. waste management; and, v. water cycle management. 	<p><i>No probable solution identified</i></p> <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</i></p>
<i>Amenity</i>	
<p>SO.82 Dunal systems are protected for the following environmental and community values—</p> <ul style="list-style-type: none"> i. public access; ii. habitat; iii. water quality of surface and ground waters; iv. land stability; v. beach movement; vi. dunes and wetlands; and vii. landscape quality. 	<p><i>No probable solution identified</i></p>




Column 1—Specific outcomes	Column 2—Probable solutions
SO.83 Parks and open space areas provide opportunities for— <ul style="list-style-type: none"> i. walking and cycling with connections to paths of adjoining sites, streets or uses; and ii. open space networks and corridors; and iii. water cycle management. 	<i>No probable solution identified</i>
SO.84 Business uses are necessarily associated with an existing use of the site and are subordinate to that use.	<i>No probable solution identified</i>
SO.85 Uses protect or enhance visual amenity and appeal having regard to the location of storage, service and other utility spaces.	<i>No probable solution identified</i>
SO.86 Uses operate at times and in a manner that does not create adverse effects on the amenity of the locality by virtue of noise, light or air emissions.	<i>No probable solution identified</i>
SO.87 Provided there are no adverse impacts on the environment or amenity of the surrounding area, the land shown as the 'location for conservation centre' on Figure 3.2 is developed with— <ul style="list-style-type: none"> i. an Educational Establishment providing field studies centre; ii. Higher-density Housing providing hostel accommodation for up to 50 people; iii. Tourist Park with a maximum of 50 cabins (no caravans); and iv. central communal facilities. 	<p><i>No probable solution identified</i></p> <p>Figure 3.2 Land for Conservation Centre</p> 
SO.88 The use of the Coral Cove golf course for the efficient disposal of treated effluent is maintained.	<i>No probable solution identified</i>

Table 3.12 Specific outcomes and probable solutions—works in the Community Zone¹⁰

Column 1—Specific outcomes	Column 2—Probable solution
<i>Building form and building envelope</i>	
SO.89 Buildings are sited to complement— <ul style="list-style-type: none"> i. the natural landscapes and topographical features of the site; and ii. any surrounding open space area including significant views and vistas, waterways, and existing vegetation. 	<i>No probable solution identified</i>
SO.90 Buildings do not have a bulky appearance having regard to— <ul style="list-style-type: none"> i. their situation with respect to public spaces and other buildings; and ii. their height above natural ground level; and iii. the proportion of the site occupied by buildings or other structures; and iv. the design of building elevations and roofs, including articulation, modulation, fenestration, and the choice of materials, colours and finishes; and v. the incorporation of balconies, verandahs, shade devices; and vi. scale, proportion and rhythm. 	PS.90.1 Works achieve the probable solutions stated in Column 3 in Table 3.13 for the applicable circumstances identified in Column 2.
<i>Development Infrastructure & Works</i>	
SO.91 Infrastructure works are provided in a cost-effective, efficient and coordinated manner.	PS.91.1 Water supply, sewerage, roads and drainage are constructed to the standards stated in the local government's <i>Development Works Planning Scheme Policy</i> .

¹⁰ The specific outcomes and probable solutions for works in this table apply to a material change of use involving works.



Column 1—Specific outcomes	Column 2—Probable solution
SO.92 All vehicles entering and leaving the site can do so safely and without adversely affecting the efficient functioning of adjacent roads.	<p>PS.92.1 There are no additional vehicular accesses to State-controlled roads or principal local government roads.</p> <p>PS.92.2 Not more than one vehicle access connects the parking and manoeuvring areas (including service delivery areas) with the public road network.</p> <p>PS.92.3 Vehicle crossovers are separated from any other vehicle crossover by a distance not less than 3 metres.</p> <p>PS.92.4 Vehicular access to sites with more than one frontage road is via the least trafficked and safer local government road.</p>
<i>Amenity</i>	
SO.93 The site is landscaped so that it makes a positive contribution to the streetscape and to the area generally.	<p>PS.93.1 At least 10% of the site is landscaped, including a landscaped strip with a minimum width of 3.0 metres along each street frontage.</p> <p>PS.93.2 Where the site adjoins a residential use or land included in a residential zone, landscaping is a minimum of 2 metres wide along the common boundary.</p>

Table 3.13 Probable solutions—development parameters—Community Zone

Column 1 Basic development parameters	Column 2 Applicable circumstances	Column 3 Probable solutions
Boundary clearance (side) of building works	Other than a Caretaker's Residence— if the side boundary is common to land in a residential zone or a residential use	Not less than half the height of the building (from natural ground level to the highest part of the building) or 6.0 metres, whichever is the greater distance
	Otherwise	Not less than half the height of the building (from natural ground level to the highest part of the building) or 3.0 metres, whichever is the greater distance
Boundary clearance (rear) of building works	Caretaker's Residence— where the rear boundary abuts a public reserve	Not less than 6.0 metres
	Other than a Caretaker's Residence— if the rear boundary is common to land in a residential zone or a residential use	Not less than 10.0 metres
	Otherwise	Not less than half the height of the building (from natural ground level to the highest part of the building) or 6.0 metres, whichever is the greater distance

Column 1 Basic development parameters	Column 2 Applicable circumstances	Column 3 Probable solutions
Height of works	All	Not more than 6.5 metres from natural ground level to the ceiling of the top most habitable room
Setbacks from road	All	Not less than 6.0 metres
Site cover	—Sewered —Unsewered	Not more than 50% Not more than 40%
Wall length	All	Not more than 15 metres long in any continuous single plane

Division 6—Industrial Zone Code

3.6 Industrial Zone Code

3.6.1 Composition of Industrial Zone Code

- (1) The following provisions comprise the Industrial Zone Code—
- (a) Composition of Industrial Zone Code (Section 3.6.1);
 - (b) Compliance with the Industrial Zone Code (Section 3.6.2);
 - (c) Purpose of the code (Section 3.6.3);
 - (d) Specific outcome for inconsistent uses in the Industrial Zone (Section 3.6.4); and
 - (e) Specific outcomes, probable solutions and acceptable solutions (Section 3.6.5).

3.6.2 Compliance with the Industrial Zone Code

- (1) Development complies with the Industrial Zone Code if it is consistent with—
- (a) if code assessable — the specific outcomes for the Industrial Zone; or
 - (b) if self assessable — the acceptable solutions for the Industrial Zone.

3.6.3 Purpose of the code

- (1) The overall outcomes for the Industrial Zone, as identified in this section, are the purpose of the Industrial Zone Code.



- (2) The following are the overall outcomes for the Industrial Zone in the Coastal Towns Planning Area—
- (a) Land in the Industrial Zone accommodates a range of industrial activities in buildings that make a positive contribution to the visual amenity of the area.
 - (b) Uses and works do not introduce adverse effects to residences, commercial activities, other industrial activities or public areas (including road reserves, recreation areas and receiving water bodies) having regard to—
 - (i) visual amenity; and
 - (ii) noise, dust, lighting, stormwater and other potential emissions or contaminants.
 - (c) Land in the Industrial Zone accommodates uses that are not industrial uses only if they have a nexus with industrial activity in the locality and provided they are at a scale and location where they do not compromise the use of other land in the Industrial Zone for industrial activities.
 - (d) Operational works and infrastructure are provided to a standard that adequately meets the demands of industry.

3.6.4 Specific outcome for inconsistent uses in the Industrial Zone

- (1) The following defined uses and use classes are inconsistent uses and do not locate in the Industrial Zone—
- (a) Child Care Centre;
 - (b) Extractive Industry;
 - (c) Residential other than a Caretaker's Residence; and
 - (d) Rural uses.

3.6.5 Specific outcomes, probable solutions and acceptable solutions

Table 3.14 Specific outcomes, probable solutions and acceptable solutions— effects of use in the Industrial Zone

Column 1—Specific outcomes	Column 2—Acceptable solutions if Self-assessable and Probable solutions if Code assessable (unless otherwise stated)
<i>Site suitability</i>	
<p>SO.94 The size and configuration of the site is suited to the use and any associated works including—</p> <ul style="list-style-type: none"> i. building work; ii. vehicle parking, manoeuvring and access; iii. landscaping, screening or buffering; iv. waste management; and v. water cycle management. 	<p>PS.94.1 In a declared service area (sewerage) as identified on Map Series INFRA 1—</p> <ul style="list-style-type: none"> i. The site has an area of not less than 1000 m²; AND ii. The site has a frontage of not less than 25 metres. <p>PS.94.2 In an are other than a declared service area (sewerage) as identified on Map Series INFRA 1—</p> <ul style="list-style-type: none"> i. The site has an area not less than 1500 m²;AND ii. The site has a frontage of not less than 25 metres. <p>PS.94.3 Development complies with the <i>Stormwater Management Planning Scheme Policy</i>.</p> <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</i></p>
<p>SO.95 Lot design and layout accommodate a mix of lot sizes providing for a variety of industrial land uses.</p>	<p><i>Not applicable for self-assessable development and no probable solution identified</i></p>
<p>SO.96 Uses other than industrial uses only locate in the Industrial Zone when—</p> <ul style="list-style-type: none"> i. the potential impacts upon amenity that make other location inappropriate, or ii. the nature and scale of the proposed business activity requires industrial scale buildings; or iii. there is a nexus between the business activity and an existing industrial activity in the zone. 	<p><i>Not applicable for self-assessable development and no probable solution identified</i></p>



Column 1—Specific outcomes	Column 2—Acceptable solutions if Self-assessable and Probable solutions if Code assessable (unless otherwise stated)
<i>Amenity</i>	
SO.97 The use does not adversely affect the amenity of the locality having regard to— <ul style="list-style-type: none"> i. the hours of operation; ii. the location of storage, parking, servicing, and other utility spaces; and iii. the nature of the use. 	PS.97.1 Outdoor storage is screened by fencing or landscaping so that it is not visible from the street, or adjoining premises. PS.97.2 If within 150 metres of land included in a residential zone— <ul style="list-style-type: none"> i. outdoor activities occur only between 7.00 AM and 7.00 PM, Monday to Friday and 7.00AM to 12 Noon Saturday; and ii. the only indoor activity occurring outside of these hours is administrative. PS.97.3 If within 150 metres of land in a residential zone the movement of heavy rigid vehicles and articulated vehicles (as defined in AS2890.2) serving the site is restricted to between 7.00 AM and 7.00 PM Monday to Friday and 7.00AM to 12 Noon Saturday.
<i>Release of contaminants to environment</i>	
SO.98 Industry is carried out so that air pollutants, noise, vibration, heat, light and radiation do not cause environmental harm or nuisance.	PS.98.1 Noise levels do not exceed those set out in Table 3.15. PS.98.2 The level of illumination from the site does not exceed 8 lux when measured at a distance of 1.5 metres from the boundary of the site.
SO.99 The production of wastes is minimised.	<i>Not applicable for self-assessable development and no probable solution identified</i>
<i>Hazard avoidance</i>	
SO.100 The use does not present a significant risk to public safety, property, or the environment due to fire, explosion, or the release of chemicals.	<i>Not applicable for self-assessable development and no probable solution identified</i>

Table 3.15 Specific outcomes, probable solutions and acceptable solutions—noise levels for uses in the Industrial Zone

Period	Noise level (measured as the adjusted maximum sound pressure level $L_{\text{amax,adj,T}}$)
<i>Noise level at a noise-sensitive place</i>	
7 am to 9 pm	Not more than 5 dB(A) above background noise level
9 pm to 7 am	Not more than 3 dB(A) above background noise level

Period	Noise level (measured as the adjusted maximum sound pressure level $L_{max,adj,T}$)
<i>Noise level at a business place</i>	
7 am to 9 pm	Not more than 10 dB(A) above background noise level
9 pm to 7 am	Not more than 8 dB(A) above background noise level

Table 3.16 Specific outcomes, probable solutions and acceptable solutions—works in the Industrial Zone¹¹

Column 1—Specific outcomes	Column 2—Acceptable solutions if Self-assessable and Probable solutions if Code assessable (unless otherwise stated)
<i>Building Scale and Appearance</i>	
SO.101 Buildings are of a scale and design that make a positive contribution to the visual character of the area, particularly as visible from the surrounding street network.	<p>PS.101.1 Buildings are not more than 12m high.</p> <p>PS.101.2 No building or other structure is closer than 9.0 metres to any road.</p> <p>PS.101.3 In a declared service area (sewerage) as identified on Map Series INFRA 1—</p> <ul style="list-style-type: none"> i. buildings occupy not more than 45% of the site; and ii. total use area is not more than 55% of the site. <p>PS.101.4 In an area other than a declared service area (sewerage) as identified on Map Series INFRA 1—</p> <ul style="list-style-type: none"> i. buildings occupy not more than 40% of the site; and ii. total use area is not more than 50% of the site. <p>PS.101.5 Any office is located at the front of the site and the main entry to the building is readily identifiable and directly accessible from the principal street frontage of the site.</p> <p>PS.101.6 Building design incorporates variation in parapet design, roofing height and external treatments.</p> <p>PS.101.7 Vehicle loading or unloading areas and refuse storage areas are not located within 6m of the site frontage or between building and site frontage.</p>

¹¹ The specific outcomes and probable solutions for works in this table apply to a material change of use involving works.



Column 1—Specific outcomes	Column 2—Acceptable solutions if Self-assessable and Probable solutions if Code assessable (unless otherwise stated)
SO.102 External building materials have low reflectivity values.	PS.102.1 Un-painted or uncoated metal cladding is not used on external walls
SO.103 Fences and boundary walls are designed and finished to be visually attractive and contribute to the streetscape.	<i>Not applicable for self-assessable development and no probable solution identified</i>
<i>Landscaping</i>	
SO.104 The site is landscaped so that it makes a positive contribution to the streetscape and to the area generally when viewed from public places.	PS.104.1 At least 10% of the site is landscaped, including a landscaped strip with a minimum width of 3.0 metres along each street frontage or otherwise in accordance with Table 8.18. PS.104.2 All external areas are landscaped or paved.
SO.105 Landscaping softens the visual impact of parking and vehicle manoeuvring areas, and screens outdoor storage areas.	<i>Not applicable for self-assessable development and no probable solution identified</i>
SO.106 Landscaping areas include a balance between tree, shrub and groundcover planting.	<i>Not applicable for self-assessable development and no probable solution identified</i>
SO.107 Outdoor storage and vehicle parking areas do not detract from the visual amenity of the locality.	PS.107.1 Shade trees are provided in car parking areas at a ratio of 1 tree for each 6 car parking spaces.
SO.108 Where part of a lot remains undeveloped, works do not compromise the ability for the whole of the lot to be developed.	<i>Not applicable for self-assessable development and no probable solution identified</i>
<i>Development Infrastructure and Works</i>	
SO.109 All vehicles entering and leaving the site can do so safely and without adversely affecting the efficient functioning of adjacent roads.	PS.109.1 There are no additional vehicular accesses to State-controlled roads or principal local government roads. PS.109.2 Not more than one vehicle access connects the parking and manoeuvring areas (including service delivery areas) with the public road network. PS.109.3 Vehicle crossovers are separated from any other vehicle crossover by a distance not less than 3 metres. <i>Probable solution only</i> PS.109.4 Vehicular access to sites with more than one frontage road is via the least trafficked and safer road.

Column 1—Specific outcomes	Column 2—Acceptable solutions if Self-assessable and Probable solutions if Code assessable (unless otherwise stated)
<p>SO.110 Works respect the characteristics of the site and its surrounds, including the following—</p> <ul style="list-style-type: none"> i. topography; ii. drainage; iii. native vegetation; iv. current land use and works; v. utility services; vi. existing and future vehicular and pedestrian movement. 	<p>PS.110.1 Development complies with the <i>Development Works Planning Scheme Policy</i>.</p> <p>PS.110.2 Development complies with the <i>Stormwater Management Planning Scheme Policy</i>.</p>
<p>SO.111 Where not located within the local government's declared service area (water) as identified on map series INFRA 1, provision is made for an adequate and reliable supply of potable and general use water.</p>	<p><i>Not applicable for self-assessable development and no probable solution identified</i></p>
<p>SO.112 Where not located in the local government's Declared Service Area (Sewerage) as identified on map series INFRA 1, provision is made for the treatment and disposal of sewage and other waste water such that acceptable public health and environmental standards are maintained.</p>	<p><i>Not applicable for self-assessable development and no probable solution identified</i></p> <p>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the <i>On-site Sewerage Facilities Planning Scheme Policy</i>. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</p>

Division 7—Urban Residential Zone Code

3.7 Urban Residential Zone Code

3.7.1 Composition of Urban Residential Zone Code

- (1) The following provisions comprise the Urban Residential Zone Code—
- (a) Composition of Urban Residential Zone Code (Section 3.7.1);
 - (b) Compliance with the Urban Residential Zone Code (Section 3.7.2);
 - (c) Purpose of the code (Section 3.7.3);



- (d) Specific outcome for inconsistent uses in the Urban Residential Zone (Section 3.7.4); and
- (e) Specific outcomes and probable solutions (Section 3.7.5).

3.7.2 Compliance with the Urban Residential Zone Code

- (1) Code assessable development complies with the Urban Residential Zone Code if it is consistent with the specific outcomes for the Urban Residential Zone.

3.7.3 Purpose of the code

- (1) The overall outcomes for the Urban Residential Zone, as identified in this section, are the purpose of the Urban Residential Zone Code.
- (2) The following are the overall outcomes for the Urban Residential Zone—
 - (a) Housing is the predominant land use in the Urban Residential Zone.
 - (b) Non-residential uses, including—
 - (i) community uses;
 - (ii) recreational, and
 - (iii) low-scale businesses that serve local community needs;occur where they do not compromise the amenity of the area.
 - (c) Housing—
 - (i) is available at a range of densities and styles to meet the needs of different households; and
 - (ii) is affordable, safe and secure.
 - (d) Higher-density Housing in the Higher-density Residential Precinct at Bargara—
 - (i) is predominately multiple dwellings or motels up to three storeys high;
 - (ii) is characterised by a high standard of amenity as a consequence of its proximity to the coast and coastal reserve, and accessibility to business,

retail, entertainment, recreational and public transport opportunities;

- (iii) occurs at the highest dwelling intensity and building height intended within the local government area, in recognition of the availability of reticulated infrastructure services and its proximity to and potential support for business activity in the Bargara Recreational Business Precinct.
- (e) For the Medium-density Residential Precinct situated at Moore Park Beach, Burnett Heads, Bargara, Coral Cove and Elliott Heads, Higher-density Housing and similar accommodation up to two storeys high predominates close to shopping or recreational opportunities.
- (f) The Small Lot Detached Dwellings Precinct at Bargara next to and opposite the Bargara Central Shopping Centre provides opportunities for detached dwellings on small lots.
- (g) The Large Lot Residential Precinct provides opportunities for detached dwellings on larger lot sizes in proximity to or within coastal towns with lot sizes suitable for the character of the individual location.
- (h) The Large Lot Residential Precinct at Moore Park Beach, has predominantly low density residential development on 4000m² lots with vegetation being retained over the majority of each lot.
- (i) The remainder of the Urban Residential Zone, not included in one of the above precincts is characterised by detached dwellings.
- (j) Areas characterised by detached dwellings display a high level of residential amenity arising from—
 - (i) low traffic volumes;
 - (ii) a quiet acoustic environment;
 - (iii) a leafy appearance; and
 - (iv) buildings whose scale are compatible with each other.



- (k) Uses and works respect and enhance the character and residential amenity of the neighbourhood.

3.7.4 Specific outcome for inconsistent uses in the Urban Residential Zone

- (1) The following defined uses and use classes are inconsistent uses and do not locate in the Urban Residential Zone—
 - (a) General Business;
 - (b) Industry uses;
 - (c) Rural uses;
 - (d) Tourist Park.

3.7.5 Specific outcomes and probable solutions

Table 3.17 Specific outcomes and probable solutions— effects of use in the Urban Residential Zone

Column 1—Specific outcomes	Column 2—Probable solutions
SO.113 The High Density Residential Precinct provides residential uses for short term or permanent occupation— <ul style="list-style-type: none"> i. within walking distance of business uses; and ii. entertainment; and iii. recreational; and iv. public transport stops. 	<i>No probable solution identified</i>
SO.114 The most intense residential development in the local government area is located in the High Density Residential Precinct.	<i>No probable solution identified</i>
SO.115 The High Density Residential Precinct contains predominantly three storey Higher-density Housing..	PS.115.1 Building height complies with the maximum building height identified in Table 3.19. <i>Note — in assessing development which does not comply with the provisions of Table 3.19, Council will have regard to the matters contained within the Satisfying Assessment Criteria Relating to Maximum Building Height, Bulk and Density Planning Scheme Policy.</i>
SO.116 Development of detached dwellings and Higher-density Housing development of 2 storeys or less occurs in the Medium Density Residential Precinct.	PS.116.1 Building height complies with the maximum building height identified in Table 3.19.

Column 1—Specific outcomes	Column 2—Probable solutions
	<p><i>Note — in assessing development which does not comply with the provisions of Table 3.19, Council will have regard to the matters contained within the Satisfying Assessment Criteria Relating to Maximum Building Height, Bulk and Density Planning Scheme Policy.</i></p>
<p>SO.117 Detached dwellings on lots less than 600m² but more than 360m² are located in the Small Lot Detached Dwellings Precinct next to or opposite the Bargara Central Shopping Centre.</p>	<p><i>No probable solution identified</i></p>
<p>SO.118 Development in the Large Lot Residential Precinct is comprised of detached dwellings on lots suitable for the character of the location.</p>	<p>PS.118.1 Lot sizes and dimensions are in accordance with Schedule 5.</p>
<p>SO.119 Development in those parts of the Urban Residential Zone that are not included in the Medium or High Density Residential Precinct is predominantly detached dwellings of 2 storeys or less in height.</p>	<p><i>No probable solution identified</i></p>
<p><i>Residential Character</i></p>	
<p>SO.120 Development provides a dwelling density that is not detrimental to the amenity of the locality.</p>	<p>PS.120.1 If located within the High Density Residential Precinct or a Medium Density Residential Precinct, development intensity is not greater than that identified in Table 3.20.</p> <p><i>Note — in assessing development which does not comply with the provisions of Table 3.20, Council will have regard to the matters contained within the Satisfying Assessment Criteria Relating to Maximum Building Height, Bulk and Density Planning Scheme Policy.</i></p> <p>PS.120.2 If not in the Higher Density Residential Precinct or the Medium Density Residential Precincts, the dual occupancy or Higher-density Housing is—</p> <ul style="list-style-type: none"> i. if in sewered area—at least 100m from the boundary of another dual occupancy or Higher-density Housing; or ii. if in not in a sewered area—at least 160m from the boundary of another dual occupancy or Higher-density Housing.



Column 1—Specific outcomes	Column 2—Probable solutions
<i>Residential Amenity</i>	
SO.121 The acoustic amenity of the Urban Residential Zone is maintained and enhanced through the appropriate location of uses that impact adversely on the acoustic environment	<p>PS.121.1 Hostel accommodation is located a minimum of 100 metres from any detached dwelling that is not in the Medium-density Residential Precinct or High-density Residential Precinct.</p> <p>PS.121.2 Hostel accommodation is not accessed from residential streets in the Urban Residential Zone except if in the High Density Residential Precinct of the Medium Density Residential Precinct.</p>
<i>Non Residential Development</i>	
SO.122 Non-residential development is at a scale and design that reflects the residential amenity and character of the area.	<i>No probable solution identified</i>
SO.123 Community uses support local residents' needs.	<i>No probable solution identified</i>
SO.124 New business premises and shops are located in existing commercial centres.	<i>No probable solution identified</i>
SO.125 Local community need is demonstrated for business premises and shops proposed on sites other than in existing centres.	<i>No probable solution identified</i>
<i>For Display Homes—</i>	
SO.126 The display home is— <ul style="list-style-type: none"> i. low scale and temporary in nature; ii. is used to promote and sell houses or land in the estate in which it is located; iii. maintains an appearance as a detached dwelling; iv. does not interfere with the amenity of the locality. 	<p>PS.126.1 Display homes revert to a residential use within 2 years of their commencement.</p> <p>PS.126.2 Any security lights are to be located and angled to ensure light does not extend beyond property boundaries.</p> <p>PS.126.3 Advertising is to be limited to a single site identification sign located on the frontage of the subject lot. No signage associated with the use is to be illuminated.</p> <p>PS.126.4 If an audible security alarm is installed, the adjoining land owners are to be provided with a 24-hour telephone contact number for the responsible person or agency.</p> <p>PS.126.5 The hours of operation are limited to between 9.00am and 5.00pm, seven (7) days a week.</p> <p>PS.126.6 No more than two (2) employees are to be engaged in the operation of the Display Home at any one time.</p>

Column 1—Specific outcomes	Column 2—Probable solutions
<i>For Estate Sales Offices—</i>	
<p>SO.127 The estate sales offices is—</p> <ul style="list-style-type: none"> i. low scale; ii. is used to promote and sell houses or land in the estate in which it is located; iii. only operates while the Estate is being developed and lots are available for purchase; and iv. does not interfere with the amenity of the locality. 	<p>PS.127.1 The use of the site for an Estate Sales Office is limited to a maximum of two years or for the currency of the reconfiguring a lot development permit whichever is the longer.</p> <p>PS.127.2 A minimum of five (5) sealed car parking spaces are to be provided to service the development.</p> <p>PS.127.3 All driveways, car parking spaces and maneuvering areas are to be imperviously sealed.</p> <p>PS.127.4 The access is to be constructed in accordance with the profile on Council Standard Drawing R112 "Industrial and Commercial" Driveway Slab – Two Way Access". The driveway and footpath profiles along the street frontage of the site are to be in accordance with Council's Standard Drawing R103 "Type Cross Sections – Verge Profiles".</p> <p>PS.127.5 All vehicles associated with the use are to be accommodated on site and provision is to be made for vehicles to enter and exit the property in a forward direction.</p> <p>PS.127.6 The development is to be connected to Council's water reticulation system. A single point of connection only is to be provided.</p> <p>PS.127.7 All water supply pipework and fittings are to be designed and constructed in accordance with the Water Services Association of Australia WSA03-2002 'Water Reticulation Code of Australia'.</p> <p>PS.127.8 The development is to be serviced by a reticulated sewerage system that is connected to the Council's existing system. A single point of connection to Council's system is to be provided.</p> <p>PS.127.9 All sewerage pipework and fittings are to be constructed in accordance with the Water Services Association of Australia WSA02-2002 'Sewerage Code of Australia'.</p> <p>PS.127.10 Stormwater collected from the car park area is to be treated to remove sediments and hydrocarbons in accordance with the Stormwater Management Planning Scheme Policy.</p>



Column 1—Specific outcomes	Column 2—Probable solutions
	<p>PS.127.11 Advertising is to be limited to one (1) site identification sign, not exceeding 1.5m² in sign face area, located on the frontage of the lot.</p> <p>PS.127.12 No signage associated with the use is to be illuminated.</p> <p>PS.127.13 If an audible security alarm is installed, residents in the vicinity of the subject site are to be provided with a 24-hour telephone contact number for the responsible person or agency.</p> <p>PS.127.14 Any security lights are to be located and angled to ensure light does not extend beyond property boundaries.</p> <p>PS.127.15 The hours of operation are limited to between 8.00am and 5.00pm, seven (7) days a week.</p> <p>PS.127.16 No more than three (3) employees are to be engaged in the operation of the Estate Sales Office at any one time.</p> <p>PS.127.17 A densely planted buffer, a minimum 1.5 metres wide, is to be established along the side and rear boundaries of the site.</p> <p>PS.127.18 When the use ceases, the building and any other permanent structures are to be removed from the site and the site left in a clear and orderly state.</p>

Table 3.18 Specific outcomes and probable solutions—works in the Urban Residential Zone¹²

Column 1—Specific outcomes	Column 2—Probable solution
<p>SO.128 Building height, bulk and density—</p> <ul style="list-style-type: none"> i. are of a scale and design that reflect the urban residential character of predominately detached dwellings up to 2 storeys in height; and ii. make a positive contribution to the streetscape. 	<p>PS.128.1 Building height, site cover and density comply with the solutions in Table 3.19 and Table 3.20.</p> <p><i>Note — in assessing development which does not comply with the provisions of Table 3.19 or Table 3.20, Council will have regard to the matters contained within the Satisfying Assessment Criteria Relating to Maximum Building Height, Bulk and Density Planning Scheme Policy.</i></p>

¹² The specific outcomes and probable solutions for works in this table apply to a material change of use involving works.

Column 1—Specific outcomes	Column 2—Probable solution
SO.129 Landscaping work retains existing vegetation, particularly established trees where appropriate and contributes to the “leafy” character of the area.	<i>No probable solution identified</i>
SO.130 At Coral Cove, buildings are setback not less than 60m from the foreshore.	<i>No probable solution identified</i>
SO.131 Vehicle loading or unloading, refuse storage areas and other utility spaces are not visually obtrusive from adjacent roads.	<i>No probable solution identified</i>

Table 3.19 Probable Solutions—Building Size (for development other than detached dwellings)

Precinct	Maximum site cover (% of site area)	Maximum building height
High Density Residential Precinct	35	9.0
Bargara Medium Density Residential Precinct	40	6.0
Burnett Heads Medium Density Residential Precinct	30	6.0
Moore Park Beach Medium Density Residential Precinct	25	6.0
Elliott Heads Medium Density Residential Precinct	30	6.0
Coral Cove Medium Density Residential Precinct	40	6.0
Otherwise in the Urban Residential Zone	40 (if sewerred) 30 (if not sewerred)	6.0

Table 3.20 Probable Solutions—Maximum Development Intensity (for development other than detached dwellings)

Precinct	Dwelling Density
High Density Residential Precinct	1 dwelling per 150 sqm of site area
Bargara and Coral Cove Medium Density Residential Precincts	1 dwelling per 250 sqm of site area
Burnett Heads and Elliott Heads Medium Density Residential Precinct	1 dwelling per 375 sqm of site area
Moore Park Beach Medium Density Residential Precinct	1 dwelling per 425 sqm of site area
Otherwise in the Urban Residential Zone	1 dwelling per 500 sqm of site area



PART 4—RURAL PLANNING AREA

Division 1—Preliminary

4.1 Rural Planning Area

The provisions in this part comprise—

- Division 1— Preliminary;
- Division 2— Assessment tables for the Rural Planning Area;
- Division 3— Rural Planning Area Code;
- Division 4— Community Zone Code;
- Division 5— Hinterland Residential Zone Code; and
- Division 6— Rural Zone Code.



Division 2—Assessment tables for the Rural Planning Area

4.2 Assessment tables for zones in the Rural Planning Area

4.2.1 For making a material change of use

- (1) For the Rural Planning Area the assessment tables for making a material change of use are—
 - (a) Table 4.1 Assessment table—making a material change of use—Community Zone
 - (b) Table 4.2 Assessment table—making a material change of use—Hinterland Residential Zone
 - (c) Table 4.3 Assessment table—making a material change of use—Rural Zone.
- (2) The assessment tables for a defined use or use class stated in Column 1 identify—
 - (a) in Column 2—qualifications applicable to the defined use class or the defined use; and
 - (b) in Column 3—the assessment category under the planning scheme; and
 - (c) in Column 4—the applicable codes for self-assessable and code assessable development.

4.2.2 For other than making a material change of use

- (1) For the Rural Planning Area the assessment table for aspects of development other than making a material change of use is Table 4.4 Assessment table—development other than making a material change of use (Rural Planning Area).
- (2) The assessment table for aspects of development other than making a material change of use stated in Column 1 identify—
 - (a) in Column 2—qualifications applicable to the type of development; and
 - (b) in Column 3—the assessment category under the planning scheme ; and

- (c) in Column 4—the applicable codes for self-assessable and code assessable development.

4.2.3 Assessment categories may be affected by overlays

- (1) Assessment categories may also be affected by overlays—check the overlay maps to see if the land is affected and the relevant assessment tables in Part 5—Natural Features or Resources Overlays; Part 6—Infrastructure Overlays and Part 7—Cultural Heritage Features Overlays.
- (2) In accordance with section 1.14 (3) of this planning scheme, the highest assessment category always prevails.



Table 4.1 Assessment table—making a material change of use of premises—Community Zone (Rural Planning Area)

<i>Assessment table—making a material change of use of premises —Community Zone (RPA)</i>								
Col 1	Column 2	Col 3	Column 4					
Type of development			Applicable codes					
Use	Qualifications	Assessment Category	Rural Planning Area	Community Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access	Other
Business use class—								
Home Based Business		Code		✓				Home Based Business Code
Low-scale Business		Impact						
Otherwise #		Impact						
Community use class—								
Park		Exempt						
Telecommunication Facility – Major		Impact						
Telecommunication Facility – other		Exempt						
Otherwise		Code	✓	✓	✓	✓	✓	
Industry use class—								
All #		Impact						
Residential use class—								
Caretaker's Residence	if not involving external building work	Exempt						
	if involving external building work	Self						Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
	if involving external building work and the Detached Dwelling, Domestic Storage and Building Works Code, other than an BR alternative provision is not complied with	Code		✓	✓			
Detached Dwelling		Code		✓				Detached Dwelling, Domestic Storage and Building Works Code
Domestic Storage	If the Detached Dwelling, Domestic Storage and Building Works Code,	Code		✓				Detached Dwelling, Domestic Storage and Building Works Code

<i>Assessment table—making a material change of use of premises —Community Zone (RPA)</i>								
Col 1	Column 2	Col 3	Column 4					
Type of development			Applicable codes					
Use	Qualifications	Assessment Category	Rural Planning Area	Community Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access	Other
	other than an BR alternative provision, is not complied with							
Tourist Park		Impact						
Otherwise #		Impact						
Rural use class—								
General Agriculture		Code	✓	✓				
Intensive Animal Use #		Impact						
Otherwise		Impact						
Other uses—								
All except uses identified in section 1.14(4)		Impact						

Inconsistent Use Refer to Section 4.4.2.



Table 4.2 Assessment table—making a material change of use of premises—Hinterland Residential Zone (Rural Planning Area)

<i>Assessment table—making a material change of use of premises —Hinterland Residential Zone (RPA)</i>							
Col 1	Column 2	Col 3	Column 4				
Type of development		Assessment category	Applicable codes				
Use	Qualifications		Rural Planning Area	Hinterland Residential Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access
<i>Business use class—</i>							
Home-based Business		Self					Home-based Business Code (acceptable solutions only)
	if the Home-based Business Code (acceptable solutions) is not complied with	Code	✓	✓			Home-based Business Code
Otherwise		Impact					
<i>Community use class—</i>							
Park		Exempt					
Public Utility Undertaking		Impact					
Telecommunication Facility – Major		Impact					
Telecommunication Facility – other		Exempt					
Otherwise		Code	✓	✓	✓	✓	✓
<i>Industry use class—</i>							
All #		Impact					
<i>Residential use class—</i>							
Caretaker's Residence	if the Detached Dwelling, Domestic Storage and Building Works Code, other than an BR alternative provision, is not complied with	Code	✓	✓			Detached Dwelling, Domestic Storage and Building Works Code
Detached dwelling		Self					Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
	If the Detached Dwelling, Domestic Storage and Building Works Code, other than an BR alternative	Code					Detached Dwelling, Domestic Storage and Building Works Code

<i>Assessment table—making a material change of use of premises —Hinterland Residential Zone (RPA)</i>								
Col 1	Column 2	Col 3	Column 4					
Type of development		Assessment category	Applicable codes					
Use	Qualifications		Rural Planning Area	Hinterland Residential Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access	Other
	provision, is not complied with							
Domestic Storage		Self						Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
	If the Detached Dwelling, Domestic Storage and Building Works Code, other than an BR alternative provision, is not complied with	Code						Detached Dwelling, Domestic Storage and Building Works Code
Otherwise #		Impact						
Rural use class—								
All #		Impact						
Other uses—								
All except uses identified in section 1.14(4)		Impact						

Inconsistent Use refer to Section 4.5.4



Table 4.3 Assessment table—making a material change of use of premises—Rural Zone (Rural Planning Area)

<i>Assessment table—making a material change of use of premises —Rural Zone (RPA)</i>							
Col 1	Column 2	Col 3	Column 4				
Type of development		Assessment category	Applicable codes				
Use	Qualifications		Rural Planning Area	Rural Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access
<i>Business use class—</i>							
Home-based Business		Self					Home-based Business Code (acceptable solutions only)
	if the Home-based Business Code (acceptable solutions) is not complied with	Code	✓	✓			Home-based Business Code
Otherwise #		Impact					
<i>Community use class—</i>							
Park		Exempt					
Public Utility Undertaking		Impact					
Special Use		Impact					
Telecommunication Facility – Major		Code	✓	✓	✓	✓	Telecommunications Facilities Code
Telecommunication Facility – other		Exempt					
<i>Industry use class—</i>							
Extractive Industry		Impact					
Rural Industry		Code	✓	✓	✓	✓	
Otherwise		Impact					
<i>Residential use class—</i>							
Caretaker's Residence		Code	✓	✓			Detached Dwelling, Domestic Storage and Building Works Code
Detached Dwelling	If not located within a Historic Lot Precinct (Map Ref—RPA 4 & RPA9)	Self					Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
	If not located within a Historic Lot Precinct (Map Ref—RPA 4 & RPA9) and the Detached Dwelling, Domestic Storage and Building	Code					Detached Dwelling, Domestic Storage and Building Works Code

<i>Assessment table—making a material change of use of premises —Rural Zone (RPA)</i>								
Col 1	Column 2	Col 3	Column 4					
Type of development		Assessment category	Applicable codes					
Use	Qualifications		Rural Planning Area	Rural Zone	Development Infrastructure & Works	Landscaping	Vehicle Parking and Access	Other
	Works Code, other than an BR alternative provision is not complied with							
	If located within a Historic Lot Precinct at Burnett Heads and identified on Map Ref— RPA8 or RPA9	Code	✓	✓	✓			Detached Dwelling, Domestic Storage and Building Works Code
	If located within a Historic Lot Precinct and not located at Burnett Heads and identified on Map Ref— RPA8 or RPA9)	Impact #						
Domestic Storage		Self						Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
	If the Detached Dwelling, Domestic Storage and Building Works Code, other than an BR alternative provision, is not complied with	Code						Detached Dwelling, Domestic Storage and Building Works Code
Dual Occupancy		Code	✓	✓	✓	✓	✓	
Higher-density Housing	If a Resort Hotel	Impact						
Tourist Park		Impact	✓	✓	✓	✓	✓	Tourist Park Code
Otherwise #		Impact						
Rural use class—								
General Agriculture		Exempt						
Intensive Animal Use	If aquaculture up to 2ha of surface area of ponds or tanks	Code	✓	✓	✓	✓	✓	
Otherwise		Impact						
Other uses—								
All except uses identified in section 1.14(4)		Impact						

Inconsistent use refer to Section 4.6.4



Table 4.4 Assessment table—Development other than making a material change of use (Rural Planning Area)

<i>Assessment table—Development other than making a material change of use —RPA</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Applicable codes
Carrying out building work or carrying out operational work not associated with a material change of use	If the work is within 6m of the building setback line or seaward of the building setback line	Code	Rural Planning Area Code
Building work for a farm shed		Exempt	
Minor Building Work		Self	Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only)
	If the work does not comply with the acceptable solutions other than a BR alternative provision	Code	Detached Dwelling, Domestic Storage and Building Works Code
Carrying out building work not associated with a material change of use other than building work for a farm shed or Minor Building Work		Self	Detached Dwelling, Domestic Storage and Building Works Code (acceptable solutions only); and Where the work is not associated with a detached dwelling; or Domestic Storage; or a class 10 building or structure on the same lot as a detached dwelling, the acceptable solutions of the— 1. Community Zone Code if in the Community Zone; or 2. Hinterland Residential Zone Code if in the Hinterland Residential Zone; or Rural Zone Code if in the Rural Zone.
	If the work does not comply with the acceptable solutions, other than a BR alternative provision.	Code	Detached Dwelling, Domestic Storage and Building Works Code; and Where the work is not associated with a detached dwelling; or Domestic Storage; or a class 10 building or structure on the same lot as a detached dwelling the— 3. Community Zone Code if in the Community Zone; or 4. Hinterland Residential Zone Code if in the Hinterland Residential Zone; or 5. Rural Zone Code if in the Rural Zone.
Carrying out operational work for reconfiguring a lot	if the reconfiguring is assessable development	Code	Development Infrastructure and Works Code; Filling & Excavation Code

<i>Assessment table—Development other than making a material change of use —RPA</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Applicable codes
Carrying out operational work not associated with— a material change of use; or reconfiguring a lot	If involving— 1. filling of more than 50m ³ ; or 2. filling of more than 10m ³ with an average depth of more than 150mm above Natural Ground Level; or 3. Excavation to a depth of more than 1m.	Code	Filling or Excavation Code
	If involving construction of a driveway in a road reserve, other than if giving access to a State-controlled road ¹³	Self	Driveway Code (acceptable solutions only)
	If involving construction of a driveway in a road reserve, other than if giving access to a State-controlled road, and the Driveway Code is not complied with	Code	Rural Planning Area Code
Carrying out operational work for construction of a road not associated with reconfiguring a lot or a material change of use		Code	Development Infrastructure and Works Code
Placing an advertising device on premises	If a business plate for a home based business and not greater than 0.5m ² in area, not illuminated and wholly within the premises or on a fence facing the road; or If a business plate for another use.	Exempt	
	If the Advertising Device is not located in an area identified in Schedule 7 and is not exempt	Code	Advertising Devices Code Rural Planning Area Code Either the— 1. Community Zone Code if in the Community Zone; or 2. Hinterland Residential Zone Code if in the Hinterland Residential Zone; or 3. Rural Zone Code if in the Rural Zone.

¹³ Driveways accessing a State-controlled road require the approval of the District Director and are not assessable or self-assessable under this planning scheme.



<i>Assessment table—Development other than making a material change of use —RPA</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Applicable codes
	if the development is located in an area identified in Schedule 7.	Impact#	
Reconfiguring a lot	If not in the Rural Zone; or if in the Rural Zone and— 1. realigning a boundary or boundaries and not creating any additional lots; or 2. creating an access easement; or 3. where proposing additional lots that are equal to or greater than the minimum lot sizes for the Rural Zone identified in Schedule 5	Code	Reconfiguring a Lot Code; Rural Planning Area Code; Development Infrastructure and Works Code Either the— 1. Community Zone Code if in the Community Zone; or 2. Hinterland Residential Zone Code if in the Hinterland Residential Zone; or 3. Rural Zone Code if in the Rural Zone.
	If in the Rural Zone and proposing lots that are less than the minimum lot sizes identified in Schedule 5 (except if a boundary realignment only and no additional lots are created)	Impact	
Other		Exempt	

Inconsistent development refer to Section 4.6.4

*Division 3—Rural Planning Area Code***4.3 Rural Planning Area Code****4.3.1 Composition of Rural Planning Area Code**

- (1) The following provisions comprise the Rural Planning Area Code—
- (a) Composition of Rural Planning Area Code (section 4.3.1)
 - (b) Compliance with Rural Planning Area Code (Section 4.3.2);
 - (c) Purpose of the code (Section 4.3.3); and
 - (d) Specific outcomes and probable solutions (Section 4.3.4).

4.3.2 Compliance with Rural Planning Area Code

- (1) Code assessable development complies with the Rural Planning Area Code if it is consistent with the specific outcomes for the Rural Planning Area.

4.3.3 Purpose of the code

- (1) The overall outcomes for the Rural Planning Area, as identified in this section, are the purpose of the Rural Planning Area Code.
- (2) The following are the overall outcomes for the Rural Planning Area—
- (a) The rural landscape of farms interspersed in the natural environment is maintained and contributes to the attractiveness of the local government area, particularly that which is visible from—
 - (i) the periphery of coastal towns;
 - (ii) State-controlled roads and principal local government roads; and,
 - (iii) other locations where there are likely to be concentrations of people.
 - (b) Hinterland towns are the service centres and places of social interaction for the rural community.



- (c) Uses avoid conflicts with nearby rural activities.
- (d) The Coastal Town Planning Area and Hinterland Residential Zones are separated or buffered from intense agricultural activities.
- (e) The biological diversity and ecological integrity of the Rural Planning Area is maintained or enhanced.
- (f) Development does not cause or exacerbate slope instability, a flooding or drainage problem or erosion potential.
- (g) Erosion prone areas are managed and maintained to minimise the impact of development on coastal processes and not result in an increased risk to people, property and coastal resources.
- (h) Infrastructure operates in a safe and efficient manner free from encroachment by incompatible uses and works.

4.3.4 Specific outcomes and probable solutions

Table 4.5 Specific outcomes and probable solutions—effects of use in the Rural Planning Area

Column 1—Specific outcomes	Column 2—Probable solutions
SO.132 Development does not diminish the rural character of the area, which consists of— <ul style="list-style-type: none"> i. natural features such as prominent hills, mountains, rivers, streams or coastline; and ii. agricultural activities such as farming and grazing. 	<i>No probable solution identified</i>
SO.133 Community and business activities in the Rural Planning Area locate in Hinterland Towns of Avondale, Yandaran and South Kolan where there is a community need for the service or business.	<i>No probable solution identified</i>
SO.134 Housing, recreation and tourism facilities are located, designed and buffered so that the following do not have a significant adverse effect on the health, safety or amenity of users or occupiers— <ul style="list-style-type: none"> i. customary farm management practices on nearby land; 	<i>No probable solution identified</i>

Column 1—Specific outcomes	Column 2—Probable solutions
<ul style="list-style-type: none"> ii. the handling and transport of cane; iii. the handling and processing of forestry resources; and iv. road and rail transport. 	
<p>SO.135 Caretaker’s residences are established only where there is an existing and operating non-residential use.</p>	<p><i>No probable solution identified</i></p>
<p>SO.136 The use does not adversely affect amenity, or the health or safety of people considering—</p> <ul style="list-style-type: none"> i. its proximity to sensitive land uses; and ii. the ability of the lot to dispose of wastewater sustainably. 	<p><i>No probable solution identified</i></p>
<p>SO.137 Uses located adjacent to the Coastal Towns Planning Area, the Hinterland Residential Zone or the Community Zone are situated and operated to avoid occupants or visitors of nearby premises experiencing adverse effects of dust, light, noise, odours, vibration and other physical changes.</p>	<p><i>No probable solution identified</i></p>
<p>SO.138 Residential uses in which occupants are likely to be sensitive to high levels of dust, light, noise, odours, vibration and other physical changes do not locate close to activities that are likely to cause such affects.</p>	<p><i>No probable solution identified</i></p>
<p>SO.139 Open space and rural activities with low potential to cause conflicts are located between intensive agricultural uses and residential uses in the Coastal Towns Planning Area or Hinterland Residential Zone.</p>	<p><i>No probable solution identified</i></p>
<p>SO.140 The western edge of Bargara, being that area between Hughes Road and Seaview Road from Bargara Road in the north to Windermere Road in the south, as identified on Figure 4.1 Bargara Buffer Area, is retained as a buffer between the intensive agricultural activities to the west of Seaview Road and the intensive urban development to the east of Hughes Road.</p>	<p><i>No probable solution identified</i></p>



Column 1—Specific outcomes	Column 2—Probable solutions
SO.141 The buffer required in SO.140 is utilised for non-residential development (such as community and public facilities, sporting fields and schools) that are not sensitive to the negative impacts of the agricultural activities on the western side of Seaview Road.	<i>No probable solution identified</i>
SO.142 Development does not exacerbate slope instability, flooding, drainage problems or erosion.	<i>No probable solution identified</i>
SO.143 Wildlife habitat areas and fauna movement corridors are preserved.	<i>No probable solution identified</i>
SO.144 Estuarine areas, riverine vegetation, softwood scrub, Woongarra scrub, eucalyptus dominant woodland/open forest and melaleuca dominant woodland/open forest, are protected.	<i>No probable solution identified.</i>
SO.145 Development respects and does not compromise the environmental, scenic and coastal values of the Rural Planning Area including— i. rocky or sandy beaches; ii. coloured sands; iii. river mouths; iv. visually prominent pockets of vegetation; v. pedestrian access to the foreshore and beaches; vi. glimpses or full views of coastal or water environments; and vii. coastal creeks and associated open space corridors.	<i>No probable solution identified</i>
SO.146 Community infrastructure ¹⁴ is able to function effectively during and immediately after flood, bushfire or landslide events.	<i>No probable solution identified</i>
SO.147 Public land extends along the coastline and river systems providing public access for pedestrians, cyclists and (where safe and efficient roads can be provided) motorists to provide a	PS.147.1 A minimum fifty (50) metre wide park/buffer along ocean or marine frontage(s) measured from either the surveyed High Water Mark or the Deed Boundary, whichever provides the

¹⁴ For the purposes of this specific outcome, the meaning of 'community infrastructure' is as defined in State Planning Policy 1/03 — Mitigating the adverse impacts of Flood, Bushfire and Landslide.

Column 1—Specific outcomes	Column 2—Probable solutions
continuous coastal park network and coastal scenic drive.	greater area of land as public open space; and PS.147.2 A twenty (20) metre road reserve provided on the western side of the coastal park/buffer adjoining the foreshore as an extension of a coastal scenic drive between Burnett Heads and Elliott Heads.

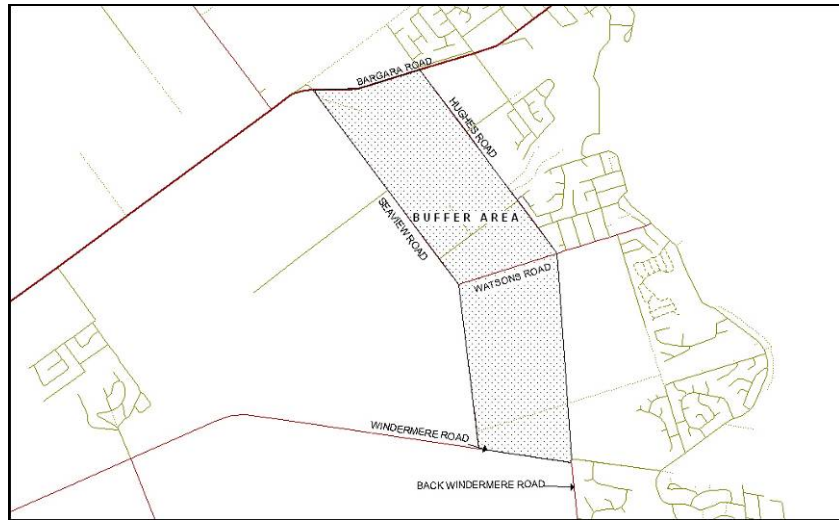


Figure 4.1 Barga Buffer Area

Table 4.6 Specific outcomes and probable solutions—works in the Rural Planning Area

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Siting and design of works</i>	
SO.148 Works are consistent with the scale and design of existing buildings and other works in the locality.	<i>No probable solution identified</i>
SO.149 Works protect the health and safety of people, and the amenity of the locality by— i. allowing access to natural light and ventilation; and ii. attenuating noise and vibration associated with the use; and iii. maintaining privacy from adjoining premises; and iv. respecting outlook and views to significant natural features, including beaches, the ocean, vegetation, and headlands; and	PS.149.1 Development complies with the <i>Stormwater Management Planning Scheme Policy</i> .



Column 1—Specific outcomes	Column 2—Probable solutions
<ul style="list-style-type: none"> v. landscaping the site, including retaining native vegetation; and vi. maintaining the safe and efficient operation of roads having regard to the location and design of access points and the design of stormwater drainage; and vii. providing clearly defined and easily accessed car parking, servicing, and refuse storage on the premises; and viii. not adversely affecting environmental values of receiving water bodies. 	
SO.150 Works do not compromise the provision or use of Community infrastructure.	<i>No probable solution identified</i>
SO.151 Works do not adversely affect the amenity and character of the Rural Planning Area through the loss of significant vegetation, land degradation, water pollution or changes in land use.	PS.151.1 Development complies with the <i>Stormwater Management Planning Scheme Policy</i> .
SO.152 Works in prominent locations such as adjacent to headlands, popular recreational areas, beaches, major open spaces, major thoroughfares, and the entries to the coastal towns make positive contributions to the character of the locality or otherwise minimise or avoid adverse visual effects, having regard to— <ul style="list-style-type: none"> i. the height of works; ii. the colours and finishes of materials used in works; and iii. the established character of the area and the compatibility of the works to that character. 	PS.152.1 Native vegetation on the site or on the adjacent road reserve is retained. PS.152.2 Buildings are not more than 8.5 metres high from natural ground level. PS.152.3 Retaining walls and fences or a combination are not more than 2.0 metres high.

Column 1—Specific outcomes	Column 2—Probable solutions
<p>SO.152A Advertising devices are not located along the entries to coastal towns to avoid adverse visual impacts.</p>	<p>PS.152A.1 Advertising devices are not located in the following areas—</p> <ul style="list-style-type: none"> i. along Moore Park Road from Fairydale Road to Moore Park Beach; ii. along Port Road from its junction with Burnett Heads Road to Bundaberg Port; iii. along Burnett Heads Road from its junction with Port Road to Burnett Heads; iv. along Bargara Road from its junction with Carl Rehbein Road to Bargara; v. along Windermere Road from its junction with Hummock Road to Bargara (including Seaview Road); vi. along Innes Park Road from its junction with Elliott Heads Road to Innes Park; and vii. along Elliott Heads Road from its junction with Raines Road to Elliott Heads; <p>as identified in Schedule 7.</p>
<p>SO.153 Works protect or enhance the appeal of public spaces.</p>	<p><i>No probable solution identified</i></p>
<p>SO.154 There are no adverse affects on identified erosion prone areas¹⁵ particularly to—</p> <ul style="list-style-type: none"> i. habitat; ii. water quality of surface and ground waters; iii. land stability; iv. beach movement; v. dunes and wetlands; and vi. landscape quality. 	<p>PS.154.1 No buildings or permanent structures are located within 6m of the building setback line or seaward of the building setback line shown on Figure Sch 9-1.</p>

¹⁵ erosion prone areas are those areas shown on the most recent erosion prone area plan(s) prepared by the Environmental Protection Agency (EPA)



Column 1—Specific outcomes	Column 2—Probable solutions
SO.155 There are no significant threats due to work within erosion prone areas ¹⁵ to— <ul style="list-style-type: none"> i. public safety; ii. infrastructure integrity; and iii. buildings and structures on adjoining properties. 	<i>No probable solution identified</i>

Division 4—Community Zone Code

4.4 Community Zone Code

4.4.1 Composition of Community Zone Code

- (1) The following provisions comprise the Community Zone Code—
 - (a) Composition of Community Zone Code (Section 4.4.1);
 - (b) Part 3—sections 3.5.2 and 3.5.3 inclusive,
 - (c) Part 3—Specific outcomes and probable solutions (Section 3.5.5) including Table 3.11 and Table 3.12; and
 - (d) Specific outcome for inconsistent uses in the Community Zone (Section 4.4.2).

4.4.2 Specific outcome for inconsistent uses in the Community Zone

- (1) The following defined uses and use classes are inconsistent uses and do not locate in the Community Zone—
 - (a) Business uses;
 - (b) Industry uses;
 - (c) Residential uses other than Caretaker's Residence; and
 - (d) Intensive Animal Use.



Division 5—Hinterland Residential Zone Code

4.5 Hinterland Residential Zone Code

4.5.1 Composition of Hinterland Residential Zone Code

- (1) The following provisions comprise the Hinterland Residential Zone Code—
- (a) Composition of Hinterland Residential Zone Code (Section 4.5.1);
 - (b) Compliance with the Hinterland Residential Zone Code (Section 4.5.2);
 - (c) Purpose of the code (Section 4.5.3);
 - (d) Specific Outcome for inconsistent uses in the Hinterland Residential Zone (Section 4.5.4); and
 - (e) Specific outcomes and probable solutions (Section 4.5.5).

4.5.2 Compliance with the Hinterland Residential Zone Code

- (1) Code assessable development complies with the Hinterland Residential Zone Code if it is consistent with the specific outcomes for the Hinterland Residential Zone.

4.5.3 Purpose of the code

- (1) The overall outcomes for the Hinterland Residential Zone, as identified in this section, are the purpose of the Hinterland Residential Zone Code.

- (2) The following are the overall outcomes for the Hinterland Residential Zone—
- (a) Development does not compromise the character or amenity of the zone from—
 - (i) works that appear excessively bulky, high, dominant, or otherwise inharmonious; or
 - (ii) uses that are too intense, considering the form and nature of other uses in the area.
 - (b) Non-residential uses predominantly serve the needs of the people and businesses in the local area and are compatible with the amenity of the area.
 - (c) Uses and works respect and enhance the low density Residential or semi-rural character and amenity of the area.

4.5.4 Specific Outcome for inconsistent uses in the Hinterland Residential Zone

- (1) The following defined uses and use classes are inconsistent uses and do not locate in the Hinterland Residential Zone—
- (a) Dual Occupancy;
 - (b) Higher-density Housing;
 - (c) Industry Use Class; and
 - (d) Rural Use Class.

4.5.5 Specific outcomes and probable solutions

Table 4.7 Specific outcomes and probable solutions— effects of use in the Hinterland Residential Zone

Column 1—Specific outcomes	Column 2—Probable solutions
SO.156 The character of the Hinterland Residential Zone reflects detached dwellings in low density or semi-rural settings.	<i>No probable solution identified</i>



Column 1—Specific outcomes	Column 2—Probable solutions
SO.157 Throughout the Hinterland Residential Zone detached dwellings are— i. available at a range of densities and styles in appropriate locations to meet a variety of housing needs; and ii. affordable and form part of a safe and secure community.	<i>No probable solution identified</i>
<i>Amenity</i>	
SO.158 Uses that have the potential to emit dust, light, noise, odours, vibration, or other emissions at levels likely to create an environmental nuisance do not locate in the Hinterland Residential Zone.	<i>No probable solution identified</i>
SO.159 Non-residential development is at a scale that is consistent with the residential amenity of the area.	<i>No probable solution identified</i>

Table 4.8 Specific outcomes and probable solutions—works in the Hinterland Residential Zone¹⁶

Column 1—Specific outcomes	Column 2—Probable solution
SO.160 Works— i. are of a scale and design that reflect the existing hinterland residential character of the area; and ii. make a positive contribution to the streetscape.	PS.160.1 The maximum height of residential buildings is 6.5m.
SO.161 Vehicle loading or unloading, refuse storage areas and other utility spaces are not obtrusive from adjacent roads.	<i>No probable solution identified</i>

¹⁶ The specific outcomes and probable solutions for works in this table apply to a material change of use involving works.

Division 6—Rural Zone Code

4.6 Rural Zone Code

4.6.1 Composition of Rural Zone Code

- (1) The following provisions comprise the Rural Zone Code—
- (a) Composition of Rural Zone Code (Section 4.6.1);
 - (b) Compliance with the Rural Zone Code (Section 4.6.2);
 - (c) Purpose of the code (Section 4.6.3)
 - (d) Specific outcome for inconsistent uses in the Rural Zone (Section 4.6.4); and
 - (e) Specific outcomes and probable solutions (Section 4.6.5).

4.6.2 Compliance with the Rural Zone Code

- (1) Code assessable development complies with the Rural Zone Code if it is consistent with the specific outcomes for the Rural Zone.

4.6.3 Purpose of the code

- (1) The overall outcomes for the Rural Zone, as identified in this section, are the purpose of the Rural Zone Code.
- (2) The following are the overall outcomes for the Rural Zone—
- (a) Productive and potentially productive agricultural land is protected and preserved for sustainable production.
 - (b) The rural character of the area is maintained.
 - (c) Residential uses are primarily associated with rural production.
 - (d) Tourist uses are located to take advantage of the rural location, natural features or resources or cultural heritage features while maintaining the rural amenity of the area.



- (e) Intensive animal uses are located where they do not adversely affect the natural environment (including water quality) or the rural or residential amenity.
- (f) Uses other than those referred to above are located in the Rural Zone only where—
 - (i) the development provides a significant and direct community benefit; and
 - (ii) no other location is suitable and available having regard to the activity's specific locational requirements, land area requirements or likely off-site impacts.
- (g) Places, items, structures or areas of potentially significant historic or cultural heritage value are protected from inappropriate development.
- (h) The Rural Zone realises its economic potential through the establishment of low impact, on-farm value adding enterprises.

4.6.4 Specific outcome for inconsistent uses in the Rural Zone

- (1) The following defined uses and use classes are inconsistent uses and do not locate in the Rural Zone—
 - (a) Business, other than a Home-based Business;
 - (b) Detached dwellings situated in Historic Lot Precincts that are in locations other than at Burnett Heads and shown on maps RPA 8 and RPA 9; and
 - (c) Higher-density Housing except if a resort hotel.

4.6.5 Specific outcomes and probable solutions

Table 4.9 Specific outcomes and probable solutions— effects of use in the Rural Zone

Column 1—Specific outcomes	Column 2—Probable solutions
SO.162 Development does not reduce the economic viability of farms or constrain agricultural pursuits on adjacent sites.	<i>No probable solution identified</i>
SO.163 The rural character of the area is maintained through the dominance of natural features such as prominent hills, mountains, rivers, streams or the coastline.	<i>No probable solution identified</i>
SO.164 Development does not compromise the long term viability and sustainability of irrigation infrastructure, systems or distribution facilities.	<i>No probable solution identified</i>
SO.165 On-farm value adding enterprises contribute to the diversification or processing of the primary product or provide a service to other rural activities.	<i>No probable solution identified</i>
SO.166 Intensive animal uses— i. maintain water quality of groundwater and surface waters; and ii. dispose of wastes appropriately; and iii. manage environmental effects of noise, odour and dust; and iv. maintain the rural or residential amenity of the area.	PS.166.1 Setbacks comply with those contained in Table 4.10. PS.166.2 Development complies with the <i>Stormwater Management Planning Scheme Policy</i> .
SO.167 Dual Occupancies locate in Rural Zone when— i. both households are to be engaged in the rural activity on the site; and ii. the rural activity is sufficient to sustain the livelihoods of both households; and iii. the dwellings avoid Good Quality Agricultural Land (Class A and Class B).	PS.167.1 The site has a minimum lot size of 60ha. PS.167.2 Both dwellings are to remain on the same lot and title.



Column 1—Specific outcomes	Column 2—Probable solutions
SO.168 A caretaker's residence is not to locate on the same lot as— <ul style="list-style-type: none"> i. a dual occupancy, ii. a lot containing two detached dwellings; or iii. higher-density housing. 	<i>No probable solution identified</i>
SO.169 Non-rural uses have a direct community benefit, do not result in substantial loss of sustainable agricultural land and maintain the amenity of the area.	<i>No probable solution identified</i>
SO.170 Industrial activity is only carried out if— <ul style="list-style-type: none"> i. it services business, residents or rural enterprises in the locality such that if it was to locate within the Industrial Zone in the local government area or on other land outside the local government area it would significantly compromise accessibility and convenience of a section of the community; ii. it is necessarily associated with a rural activity or is required to locate in a rural area; and iii. it does not prejudice the amenity or environmental values of the locality. 	<i>No probable solution identified</i>
SO.171 Tourist uses do not compromise the economic potential of other land in the Rural Zone for primary production.	<i>No probable solution identified</i>
SO.172 Tourist uses such as Farm Stays, complement and incorporate rural activities, natural features, resources and cultural heritage features into the design and function of the use.	<i>No probable solution identified</i>
SO.173 Tourist uses are located to ensure impacts from rural uses, such as dust, odour and noise do not adversely impact occupants.	<i>No probable solution identified</i>
SO.174 If located on working rural properties, tourist uses are sited to ensure the balance of the site is of a suitable size to allow for sustainable primary production to continue.	<i>No probable solution identified</i>
SO.175 The Historical Lot Precinct is not developed where— <ul style="list-style-type: none"> i. the site characteristics, including impacts from rural land uses, and natural hazards, make it unsuitable for development; and 	<i>No probable solution identified</i>

Column 1—Specific outcomes	Column 2—Probable solutions
ii. infrastructure, including water, sewerage and roads are not available.	

Table 4.10 Minimum Setback distances for Intensive animal uses

Setback from:	Cattery (metres)	Kennel (metres)	Aquaculture (metres)	Piggery or feedlot (metres)	Poultry farm (metres)	Stables (metres)	Dairy (metres)
Road frontage	50	50	50	200	50	50	50
Watercourse	60	60	200	200	200	200	200
Side or rear boundary	50	50	50	50	50	50	50
Any dwelling on another lot	60	100	100	500	400	60	300
Land in the Coastal Towns Planning Area or the Hinterland Residential Zone	60	100	Site dependant	Site dependant	Site dependant	100	600

Table 4.11 Specific outcomes and probable solutions— works in the Rural Zone¹⁷

Column 1—Specific outcomes	Column 2—Probable solution
SO.176 Works maintain an attractive rural character through appropriate scale, design, location and landscaping.	PS.176.1 For building works, other than a detached dwelling— <ul style="list-style-type: none"> i. side and rear boundary clearances are not less than 6.0 metres; ii. height is not more than 6.5 m; and iii. setbacks from roads are not less than 15.0 metres.
SO.177 Vehicle loading or unloading, refuse storage areas, and other utility spaces associated with non-agricultural uses are not obtrusive from adjacent roads.	<i>No probable solution identified</i>

¹⁷ The specific outcomes and probable solutions for works in this table apply to a material change of use involving works.



Column 1—Specific outcomes	Column 2—Probable solution
SO.178 Development in Historical Lot Precincts is provided with infrastructure that is adequate, appropriate and does not result in environmental harm including— <ul style="list-style-type: none"> i. roads; ii. potable water supply; and iii. sewerage. 	<p><i>No probable solution identified</i></p> <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</i></p>

PART 5—NATURAL FEATURES OR RESOURCES OVERLAYS

Division 1—Assessment tables

5.1 Assessment tables and applicable codes

- (1) The assessment categories and applicable codes for Natural Features or Resources overlays are identified as follows—
 - (a) Table 5.1 is the assessment table for making a material change of use for a defined use or a defined use class affected by a Natural Features or Resources overlay (columns 1 and 2) and identifies the assessment category in column 3 and the applicable code in column 4;
 - (b) Table 5.2 is the assessment table for development, other than making a material change of use, affected by a Natural Features or Resources overlay (columns 1 and 2) and identifies the assessment category in column 3 and the applicable code in column 4.

5.2 Assessment categories may be affected by zones or other overlays

- (1) Assessment categories may also be affected by zones or other overlays. The relevant assessment tables in Part 3—Coastal Towns Planning Area; Part 4—Rural Planning



Area; Part 6—Infrastructure Overlays and Part 7—Cultural Heritage Features Overlays should be checked.

- (2) In accordance with section 1.14 (3) of this planning scheme, the highest assessment category always prevails.

Table 5.1 Assessment table—making a material change of use of premises—Natural Features or Resources Overlays

<i>Assessment table—making a material change of use of premises —Natural Features or Resources Overlay</i>			
Type of development		Column 3	Column 4
Column 1	Column 2	Assessment	Applicable codes
Use or Use class	Qualifications (if any)	category	
Soil Resources on Map Series SRER (SRER 1 to SRER 16)			
All—except Caretaker's Residence, Detached Dwelling, Domestic Storage, Emergency services, General Agriculture and Home-based Business and uses identified in section 1.14(4)	If the site is included in areas identified as Class A or Class B Good Quality Agricultural Land.	Code	Natural Features or Resources Overlays Code
Extractive and mineral resources on Map Series SRER (SRER 1 to SRER 16)			
Detached dwellings	If located within the Urban Residential Zone, Business Zone or Hinterland Residential Zone and— <ol style="list-style-type: none"> 1. in an identified Extractive Resource Area or Separation Area; 2. within 1km of an extractive industry involving blasting; 3. within 200m of an extractive industry not involving blasting; 4. within 100m of an identified haul route; or 5. in or adjacent to a mining lease, mineral development licence or mining claim area 	Exempt	
	If located within the Rural Zone or Community Zone and— <ol style="list-style-type: none"> 1. in an identified Extractive Resource Area or Separation Area; 2. within 1km of an extractive industry involving blasting; 3. within 200m of an extractive industry not involving blasting; 4. within 100m of an identified haul route; or in or adjacent to a mining lease, mineral development licence or mining claim area	Code	Natural Features or Resources Overlay Code

Assessment table—making a material change of use of premises —Natural Features or Resources Overlay			
Type of development		Column 3	Column 4
Column 1	Column 2	Assessment category	Applicable codes
Use or Use class	Qualifications (if any)		
All — except Detached Dwellings, Domestic Storage, Home Based Business, Extractive Industry and uses identified in section 1.14(4)	If in an identified Extractive Resource Area or separation area	Code	Natural Features or Resources Overlays Code
	If within 1km of an extractive industry site involving blasting	Code	Natural Features or Resources Overlays Code
	If within 200m of an extractive industry site not involving blasting	Code	Natural Features or Resources Overlays Code
	If within 100m of an identified haul route	Code	Natural Features or Resources Overlays Code
	If in or adjacent to a mining lease, Mineral Development Licence or Mining Claim area.	Code	Natural Features or Resources Overlays Code
Water Resources and biodiversity on Map Series WRB 1 (WRB 1.1 to WRB 1.16)			
All — except Detached Dwelling, Domestic Storage, Home Based Business, General Agriculture and Park and uses identified in section 1.14(4)	If within a declared catchment area	Code	Natural Features or Resources Overlays Code
	If within a declared groundwater area	Code	Natural Features or Resources Overlays Code
	If within 400m of a town water supply bore	Code	Natural Features or Resources Overlays Code
All — except Home Based Business, Detached Dwelling, Domestic Storage, General Agriculture and Park and uses identified in section 1.14(4)	If within 100m of a watercourse	Code	Natural Features or Resources Overlays Code
	If within or adjacent to the foreshore boundaries of the Great Sandy Marine Park.	Code	Natural Features or Resources Overlays Code
All — except Detached Dwelling, Home Based Business, Domestic Storage, General Agriculture and Park and uses identified in section 1.14(4)	If within a Sea Turtle Sensitivity Area or the Mon Repos Conservation Park	Code	Natural Features or Resources Overlays Code
Detached Dwelling	If within a Sea Turtle Sensitivity Area or the Mon Repos Conservation Park and the acceptable solutions are met	Self	Natural Features or Resources Overlays Code (Acceptable solutions PS.196.1, PS.196.2 & PS.197.1 only)
	If within a Sea Turtle Sensitivity Area or the Mon Repos Conservation Park and the acceptable solutions are not met	Code	Natural Features or Resources Overlays Code
Domestic Storage	If within a Sea Turtle Sensitivity Area or the Mon Repos Conservation Park and no external lighting is to be installed	Exempt	



Assessment table—making a material change of use of premises —Natural Features or Resources Overlay			
Type of development		Column 3	Column 4
Column 1	Column 2	Assessment category	Applicable codes
Use or Use class	Qualifications (if any)		
	If within a Sea Turtle Sensitivity Area or the Mon Repos Conservation Park and external lighting is to be installed and the acceptable solutions are met	Self	Natural Features or Resources Overlays Code (Acceptable solutions PS.196.1, PS.196.2 & PS.197.1 only)
	If within a Sea Turtle Sensitivity Area or the Mon Repos Conservation Park and external lighting is to be installed and the acceptable solutions are not met	Code	Natural Features or Resources Overlays Code
All — except Caretaker's residence, Detached Dwelling, Domestic Storage, Emergency Services, General Agriculture, Home-based Business and Park and uses identified in section 1.14(4)	If within or adjacent to a National Park, Conservation Park, forest reserve or State forest.	Code	Natural Features or Resources Overlays Code
General Agriculture	If within a declared catchment area	Self	Natural Features or Resources Overlays Code (PS.187.1 to PS.188.1 only)
	If within a declared catchment area and the assessment criteria for self assessable development is not met	Code	Natural Features or Resources Overlays Code
	If within 100m of a watercourse	Self	Natural Features or Resources Overlays Code (PS.198.1 only)
	If within 100m of a watercourse AND; the assessment criteria for self assessable development is not met	Code	Natural Features or Resources Overlays Code
Biodiversity on map series WRB 2 (WRB 2.1 to 2.16)			
All — except Detached Dwelling, Domestic Storage, General Agriculture, Home Based Business, and Park and uses identified in section 1.14(4)	If within a dominant wetland or subdominant ecosystem or an area that may contain wetlands or their buffers.	Code	Natural Features or Resources Overlays Code
All — except Detached Dwelling, Domestic Storage, General Agriculture, Home Based Business, and Park and uses identified in section 1.14(4)	If within a Fish Habitat Area or its buffer	Code	Natural Features or Resources Overlays Code
General Agriculture	If within a dominant wetland or subdominant wetland ecosystem or an area that may contain wetlands or their buffers.	Self	Natural Features or Resources Overlays Code (PS.198.1 only)
	If within 100m of a watercourse	Self	Natural Features or Resources Overlays Code (PS.198.1 only)

<i>Assessment table—making a material change of use of premises —Natural Features or Resources Overlay</i>			
Type of development		Column 3	Column 4
Column 1	Column 2	Assessment category	Applicable codes
Use or Use class	Qualifications (if any)		
	If within a dominant wetland ecosystem or subdominant wetland ecosystem or an area that may contain wetlands or their buffers OR If within 100m of a watercourse AND: the assessment criteria for self assessable development is not met	Code	Natural Features or Resources Overlays Code
Biodiversity on Map Series WRB 3 (WRB 3.1 to 3.16)			
All — except Detached Dwelling and Domestic Storage and uses identified in section 1.14(4)	If development involves the clearing of vegetation within an area of local, regional or State biodiversity significance or State habitat for EVR taxa.	Code	Natural Features or Resources Overlays Code
Bushfire Prone Areas on Map Series NHA1 (NHA 1.1 to 1.4)			
All — except Detached Dwelling, Domestic Storage, Home Based Business, General Agriculture and Detached Dwelling and uses identified in section 1.14(4)	If within a medium or high bushfire hazard area	Code	Natural Features or Resources Overlays Code
Natural Hazard Areas (Flooding and Stormtide risk) on Map Series NHA 2 (NHA 2.1 to 2.4) and Map Series NHA 3 (NHA 3.1 to 3.7)			
All except Detached Dwellings, Domestic Storage, Home Based Business, General Agriculture and Park and uses identified in section 1.14(4)	If within a flooding or storm tide risk area	Code	Natural Features or Resources Overlays Code
Natural Hazard Areas on Map Series NFA 4 (NHA 4.1 to 4.16)			
All except Domestic Storage, Home Based Business and General Agriculture and uses identified in section 1.14(4)	If within a landslide risk area	Code	Natural Features or Resources Overlays Code
All except Home Based Business, General Agriculture and uses identified in section 1.14(4)	If on land identified as being below 5 metres AHD and involving excavating or removing 100 cubic metres or more of soil or sediment	Code	Natural Features or Resources Overlays Code
	If on land identified as being below 5 metres AHD and involving filling of land with 500 cubic metres or more of material with an average depth of 0.5 metres or more, or	Code	Natural Features or Resources Overlays Code



<i>Assessment table—making a material change of use of premises —Natural Features or Resources Overlay</i>			
Type of development		Column 3	Column 4
Column 1	Column 2	Assessment category	Applicable codes
Use or Use class	Qualifications (if any)		
	If on land identified as being below 20 metres but above 5 metres AHD and involving excavating or removing 100 cubic metres or more of soil or sediment at or below 5 metres AHD;	Code	Natural Features or Resources Overlays Code

Table 5.2 Assessment table—development other than making a material change of use— Natural Features or Resources Overlays

<i>Assessment table—Development other than making a material change of use —Natural Features or Resources Overlays</i>			
Column1	Column 2	Column 3	Column 4
Type of development	Qualifications (if any)	Assessment category	Applicable codes
Soil Resources on Map Series SRER (SRER 1 to SRER 16)			
Operational Work (filling or excavation); or Reconfiguring a Lot	If the site is included in areas identified as Class A or Class B Good Quality Agricultural Land	Code	Natural Features or Resources Overlays Code
Extractive and mineral resources on Map Series SRER (SRER 1 to SRER 16)			
Building work, other than minor building work, shed on the same lot as an existing detached dwelling or building work to construct a farm shed, not associated with a material change of use; or Reconfiguring a Lot	If in an identified Extractive Resource Area or separation area	Code	Natural Features or Resources Overlays Code
	If within 1km of an extractive industry site involving blasting	Code	Natural Features or Resources Overlays Code
	If within 200m of an extractive industry site not involving blasting	Code	Natural Features or Resources Overlays Code
	If within 100m of an identified haul route	Code	Natural Features or Resources Overlays Code
	If in or adjacent to a mining lease, Mineral Development Licence or Mining Claim area.	Code	Natural Features or Resources Overlays Code
Water Resources and biodiversity on Map Series WRB 1 (WRB 1.1 to WRB 1.16)			
Operational Work (except placing an advertising device or construction of a driveway in a road reserve); or Reconfiguring a lot	If within a declared catchment area	Code	Natural Features or Resources Overlays Code
Operational Work (except placing an advertising device or construction of a driveway in a road reserve); or Reconfiguring a Lot	If within a declared groundwater area	Code	Natural Features or Resources Overlays Code
Carrying out operational work that is	If within 400m of a town water	Code	Natural Features or

<i>Assessment table—Development other than making a material change of use —Natural Features or Resources Overlays</i>			
Column1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Applicable codes
taking or interfering with underground water under the Water Act 2000	supply bore		Resources Overlays Code
All — except minor building work, operational works for placing an advertising device or construction of a driveway in a road reserve	If within or adjacent to the foreshore boundaries of the Great Sandy Marine Park	Code	Natural Features or Resources Overlays Code
All — except building work, operational works for placing an advertising device or construction of a driveway in a road reserve	If within a Sea Turtle sensitivity area or the Mon Repos Conservation Park	Code	Natural Features or Resources Overlays Code
Building work (including minor building work and building work to construct a farm shed)	If within a Sea Turtle sensitivity area or the Mon Repos Conservation Park, external lighting is proposed and the acceptable solutions are met	Self	Natural Features or Resources Overlays Code (Acceptable solutions PS.196.1, PS.196.2 & PS.197.1 only)
	If within a Sea Turtle sensitivity area or the Mon Repos Conservation Park, external lighting is proposed and the acceptable solutions are not met	Code	Natural Features or Resources Overlays Code
	If within a Sea Turtle sensitivity area or the Mon Repos Conservation Park, external lighting is not proposed	Exempt	
All — except building work, (including minor building work and building work to construct a farm shed), operational work for placing an advertising device or construction of a driveway in a road reserve or where directly related to use of the land for General Agriculture	If within or adjacent to a National Park, Conservation Park, forest reserve or State forest.	Code	Natural Features or Resources Overlays Code
All — except minor building work, building work to construct a farm shed, operational work for placing an advertising device or operational work for construction of a driveway in a road reserve	If within 100m of a watercourse	Self	Natural Features or Resources Overlays Code (PS.198.1 only)
	If within 100m of a watercourse; AND; the assessment criteria for self assessable development is not met	Code	Natural Features or Resources Overlays Code



Assessment table—Development other than making a material change of use —Natural Features or Resources Overlays			
Column 1	Column 2	Column 3	Column 4
Type of development	Qualifications (if any)	Assessment category	Applicable codes
Biodiversity on map series WRB 2 (WRB 2.1 to 2.16)			
All — except building work, (including minor building work and building work to construct a farm shed), operational works for placing an advertising device or construction of a driveway in a road reserve or where directly related to use of the land for General Agriculture	If within a dominant wetland or subdominant wetland ecosystem or an area that may contain wetlands or their buffers.	Code	Natural Features or Resources Overlays Code
	If within a Fish Habitat Area or its buffer	Code	Natural Features or Resources Overlays Code
Operational work for construction of a driveway in a road reserve	If within a dominant wetland ecosystem or subdominant wetland ecosystem or an area that may contain wetlands or their buffers.	Self	Natural Features or Resources Overlays Code (PS.198.1 only)
	If within a dominant wetland ecosystem, subdominant wetland ecosystems or an area that may contain wetlands or their buffers; AND the assessment criteria for self assessable development is not met	Code	Natural Features or Resources Overlays Code
Biodiversity on Map Series WRB 3 (WRB 3.1 to 3.16)			
All except if vegetation clearing is associated with General Agriculture or for routine management, minor building work or building work to construct a farm shed	If development involves the clearing of vegetation within an area of local, regional or State biodiversity significance or State habitat for EVR taxa	Code	Natural Features or Resources Overlays Code
Bushfire Prone Areas on Map Series NHA1 (NHA 1.1 to 1.4)			
Reconfiguring a Lot	If within a medium or high bushfire hazard area	Code	Natural Features or Resources Overlays Code
Natural Hazard Areas (Flooding and Stormtide risk) on Map Series NHA 2 (NHA 2.1 to 2.4) and Map Series NHA 3 (NHA 3.1 to 3.7)			
Building Work not associated with a material change of use (other than minor building work or building work to construct a farm shed, or where directly related to use of the land for General Agriculture) or where filling or excavation does not exceed— <ul style="list-style-type: none"> ▪ filling of more than 50m³; or ▪ filling of more than 10m³ with an average depth of more than 150mm above Natural Ground Level; or ▪ Excavation to a depth of more than 1m. OR	If within a flooding or storm tide risk area	Code	Natural Features or Resources Overlays Code

<i>Assessment table—Development other than making a material change of use —Natural Features or Resources Overlays</i>			
Column1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Applicable codes
Operational Work involving— <ul style="list-style-type: none"> ▪ filling of more than 50m³; or ▪ filling of more than 10m³ with an average depth of more than 150mm above Natural Ground Level; or ▪ Excavation to a depth of more than 1m; or Operational Work for reconfiguring a lot; or Reconfiguring a lot			
Natural Hazard Areas on Map Series NFA 4 (NHA 4.1 to 4.16)			
Building work, other than minor building work, not associated with a material change of use; or Operational work for reconfiguring a lot; or Operational work (filling or excavation); or Operational Work—Clearing vegetation on freehold land; or Reconfiguring a Lot	if within a landslide risk area	Code	Natural Features or Resources Overlays Code
Building work, including minor building work or building work for a farm shed, not associated with a material change of use; or Operational work (filling or excavation); or Operational works associated with Reconfiguring a Lot; or Reconfiguring a Lot	if on land identified as being below 5 metres AHD and involving excavating or removing 100 cubic metres or more of soil or sediment	Code	Natural Features or Resources Overlays Code
	if on land identified as being below 5 metres AHD and involving filling of land with 500 cubic metres or more of material with an average depth of 0.5 metres or more, or	Code	Natural Features or Resources Overlays Code
	if on land identified as being below 20 metres but above 5 metres AHD and involving excavating or removing 100 cubic metres or more of soil or sediment at or below 5 metres AHD.	Code	Natural Features or Resources Overlays Code



*Division 2—Natural Features or Resources
Overlays Code*

5.3 Natural Features or Resources Overlays Code

5.3.1 Composition of Natural Features or Resources Overlays Code

- (1) The following provisions comprise the Natural Features or Resources Overlays Code—
- (a) Composition of Natural Features or Resources Overlays Code (Section 5.3.1);
 - (b) Compliance with Natural Features or Resources Overlays Code (Section 5.3.2);
 - (c) Purpose of the code (Section 5.3.3);
 - (d) Specific outcomes and probable solutions (Section 5.3.4).

5.3.2 Compliance with Natural Features or Resources Overlays Code

- (1) Development complies with the Natural Features or Resources Overlays Zone Code if it is consistent with—
- (a) if code assessable — the specific outcomes for the Natural Features or Resources Overlays; or
 - (b) if self assessable — the acceptable solutions for the Natural Features or Resources Overlays.

5.3.3 Purpose of the code

- (1) The overall outcomes for the Natural Features or Resources Overlays, as identified in this section, are the purpose of the Natural Features or Resources Overlays Code.
- (2) The overall outcomes for the Natural Features or Resources Overlays are—
- General – applies to all development affected by the Natural Features or Resources Overlays*
- (a) identified natural features or resources are protected from significant adverse impacts of development, including—

- (i) loss or reduction of amenity, including scenic amenity;
 - (ii) loss or reduction of the utility of natural resources;
 - (iii) the removal, destruction or damage of a natural feature;
 - (iv) loss or reduction of public access to a natural feature that is not environmentally sensitive;
 - (v) increased public accessibility to features that are environmentally sensitive; and,
 - (vi) other physical changes.
- (b) natural features or resources of economic value, including soil, freshwater, marine waters, coastline, rock and vegetation are protected from incompatible development and any significant adverse impacts of development;

Soil Resources

- (c) Good Quality Agricultural Land (class A and B) is preserved and maintained for continued agricultural production.

Water Resources

- (d) development within Declared Catchment Areas or Declared Groundwater Areas maintain and enhance water quality of the areas.
- (e) town water supply bores are preserved to ensure water quality and supply is maintained.

Extractive and Mineral Resources

- (f) extractive and mineral resources, and their associated processing sites, separation areas and transportation routes are protected from incompatible development;
- (g) haulage corridors are protected from incompatible development and development that will restrict its use as a safe, efficient and effective haulage route for extractive material;



Biodiversity

- (h) significant ecosystems and natural areas including estuarine and riverine areas, remain linked and are not developed with inappropriate uses or works;
- (i) the environmental and economic values of fish habitat areas are protected and maintained.
- (j) the natural values of areas containing remnant vegetation or habitat of local, regional or State biodiversity significance or, State habitat for EVR taxa are maintained.
- (k) the conservation values of the Great Sandy Marine Park are maintained.
- (l) the conservation values of National Parks, Conservation Parks and forest reserves are maintained.
- (m) the economic values of State Forests are maintained;
- (n) development within the Sea Turtle Sensitivity Area or the Mon Repos National Park—
 - (i) preserves the ongoing use of the area by nesting sea turtles;
 - (ii) does not compromise the habitat values of land used by nesting sea turtles and their hatchlings; and
 - (iii) incorporates only lighting that is located and designed so as to not adversely affect sea turtles.

Natural Hazard Areas

- (o) the potential risk to human health and safety, property, and the environment are avoided or minimised;
- (p) The potential adverse impacts of bushfire on people and properties is mitigated;
- (q) the generation or release of acid and metal contaminants does not have significant adverse effects on the natural and built environments and human health;

- (r) development—
 - (i) maintains the free passage and temporary storage of floodwaters;
 - (ii) avoids creating a flood nuisance;
 - (iii) is compatible with the flood hazard and local drainage conditions; and
 - (iv) will not cause any significant rise in flood level or flow velocity;
- (s) development does not cause or exacerbate significant land degradation, including erosion, and landslip.

5.3.4 Specific outcomes and probable solutions

Table 5.3 Specific Outcomes and Probable Solutions—Soil Resources

Column 1—Specific outcomes	Column 2—Acceptable Solutions and Probable solutions
<i>If the site is included in areas identified as Class A or Class B Good Quality Agricultural Land identified on Maps SRER 1 to SRER 16</i>	
SO.179 Class A and Class B Good Quality Agricultural Land is retained for cropping by conducting other uses only if— <ul style="list-style-type: none"> i. they do not reduce the productive capacity of such land; or ii. the land is not Good Quality Agricultural Land and the proposed use does not introduce conflicts with the operation of surrounding farms; or iii. there is an overriding need in terms of public benefit for the proposal and there are no other suitable sites that are not Class A or Class B Good Quality Agricultural Land. 	<i>No probable solution identified</i>
SO.180 The reconfiguration of lots containing Class A or Class B Good Quality Agricultural Land into lot sizes that are too small to sustain a viable farm for cropping purposes for a broad range of crops is avoided.	PS.180.1 Class A and Class B Good Quality Agricultural Land has a lot size not less than the minimum identified as applicable to the land in Schedule 5.



Table 5.4 Specific Outcomes and Probable Solutions—Extractive and mineral resources

Column 1—Specific outcomes	Column 2—Acceptable Solutions and Probable solutions
<i>If within an Extractive Resource Area; separation area; 1km of an extractive industry site involving blasting or 200m if not involving blasting; 100m of an identified haul route; or within or adjacent to a mining lease, Mineral Development Licence or claim area identified on maps SRER 1 to SRER 16</i>	
SO.181 Mining leases and mining claim areas are protected for ongoing use.	<i>No probable solution identified</i>
SO.182 Development does not expose additional people to the adverse impacts of extractive industries including— i. noise; ii. dust; iii. vibration; iv. lighting; or v. other contaminants.	<i>No probable solution identified</i>
SO.183 Development does not prevent or constrain the efficient winning of extractive resources on land identified as an Extractive Resource Area.	PS.183.1 There is no increase in the number persons living, working or congregating within the Extractive Resource Area unless for purposes associated with the winning, processing, or otherwise handling of extractive resources.
SO.184 Development within the Separation Area does not prevent or constrain the efficient winning or transportation of extractive resources.	PS.184.1 There is no increase in persons living, working or congregating within the Separation Area; and PS.184.2 No new lots are created within the Separation Area
SO.185 Development does not prevent or constrain the acquisition, construction or function and efficient transport of extractive material using the Haulage Route.	<i>No probable solution identified</i>
SO.186 Buildings within the Extractive Resource Areas or Separation Areas are sited and designed to minimise impacts from the winning and transportation of extractive resources such as noise, dust and vibration.	<i>No probable solution identified</i>

Table 5.5 Specific Outcomes and Probable Solutions—Water Resources

Column 1—Specific outcomes	Column 2—Acceptable Solutions and Probable solutions
<i>If within a Declared Catchment Area identified on Maps WRB 1.1 to WRB 1.16</i>	
SO.187 There are no significant adverse affects on the quality of surface waters as a result of development.	PS.187.1 Development does not occur on land within 400 metres of the top bank of a watercourse. PS.187.2 All endemic vegetation within 400 metres of the top bank of a watercourse is retained.
SO.188 Stormwater, waste water disposal and irrigation discharges are minimised, polished or diverted from receiving surface waters.	PS.188.1 All stormwater and irrigation runoff is diverted to a wet retention and sedimentation pond that is designed to— <ul style="list-style-type: none"> i. provide permanent retention for first flush capture equivalent to the amount of runoff occurring during a one-year ARI critical duration storm over a period equal to the time of concentration plus five minutes; ii. provide a permanent retention component for first flush capture of settleable matter; iii. be off-line from natural drainage paths; iv. be based on a catchment of between 5 and 10 hectares; v. retain for a period of not less than 24 hour. PS.188.2 Development complies with the <i>Stormwater Management Planning Scheme Policy</i> .
SO.189 Development setbacks provide an adequate buffer to cater for nutrient and sediment capture from overland stormwater flows and on-site waste water disposal systems before entering any watercourse.	<i>No acceptable solutions or probable solutions identified.</i>
<i>if within a Declared Groundwater Area identified on maps WRB 1.1 to WRB 1.16</i>	
SO.190 Through protecting land condition, preventing inappropriate land uses and managing impacts of development there are no significant adverse affects on the quality of groundwater.	<i>No acceptable solutions or probable solutions identified.</i>
<i>if within 400m of a town water supply bore identified on map WRB 1.1 to WRB 1.16</i>	
SO.191 Uses do not deteriorate the quality of water supplies obtainable from a town	<i>No acceptable solutions or probable solutions</i>



Column 1—Specific outcomes	Column 2—Acceptable Solutions and Probable solutions
water supply bore.	<i>identified.</i>
SO.192 Operational works do not adversely affect the short of long term yield of town water supply.	<i>No acceptable solutions or probable solutions identified.</i>

Table 5.6 Specific Outcomes and Probable Solutions—Biodiversity

Column 1—Specific outcomes	Column 2—Acceptable Solutions and Probable solutions
<i>If within or adjacent to the foreshore boundaries of the Great Sandy Marine Park identified on map WRB 1.1 to WRB 1.16</i>	
SO.193 Development adjacent to the Great Sandy Marine Park maintains or enhances water quality.	PS.193.1 Development complies with the <i>Stormwater Management Planning Scheme Policy.</i>
SO.194 Development along the foreshore adjacent to the Great Sandy Marine Park ensures that activities do not compromise the conservation values of the park	<i>No probable solutions identified.</i>
<i>If within or adjacent to a National Park, Conservation Park, Forest Reserve or State Forest, identified on map WRB 1.1 to WRB 1.16</i>	
SO.195 Development has no significant adverse affects on the conservation values of that area, including, but not limited to those related to— <ul style="list-style-type: none"> i. management of fire risk, including the use of natural firebreaks; ii. changes to natural drainage; iii. unmanaged public access; iv. effluent disposal; v. introduction and management of animal and plant pests. 	<i>No probable solutions identified.</i>
<i>If within a Sea Turtle Sensitivity Area or the Mon Repos Conservation Park identified on Map WRB 1.1 to WRB 1.16</i>	
SO.196 No lighting or reflection from the lighting is visible from the beach.	PS.196.1 Outdoor lighting is low pressure sodium vapour lighting fitted with hoods or fully screened and directed away from the beach so that no light is visible from the beach; and PS.196.2 Indoor lighting is shaded through glass tinting on all windows facing or seen from the beach with a transmittance value of 45% or less and light transmitted being limited to 400 to 700 nonometers

Column 1—Specific outcomes	Column 2—Acceptable Solutions and Probable solutions
	<p>spectrum.</p> <p><i>Interpretation</i></p> <p><i>For the purpose of probable solution PS.196.1 above, “fully screened” means no visible light transmitted direct from the lamp or light fitting falls outside the site.</i></p>
<p>SO.197 For development on a lot abutting a foreshore, foreshore road, or foreshore reserve—access to the foreshore does not reduce potential nesting sites or areas or otherwise interfere with known or potential nesting areas.</p>	<p>PS.197.1 No new beach access points are established within or leading to the Sea Turtle Sensitivity Area are established.</p>
<p><i>if within 100m of a Watercourse on Map WRB 1.1 to WRB 1.16 or within a dominant or subdominant wetland ecosystem or an area that may contain wetland (and their buffers) identified on map WRB 2.1 to WRB 2.16</i></p>	
<p>SO.198 There are no significant adverse affects on identified watercourses or dominant wetlands, subdominant wetlands or areas that may contain wetlands having regard to—</p> <ul style="list-style-type: none"> i. nature conservation values including aquatic and wildlife habitat; ii. water quality; iii. water flow; iv. weed growth in a watercourse; v. stream bank stability; or vi. landscape quality. 	<p>PS.198.1 Excepting for routine management or for the removal of declared weeds, no vegetation clearing occurs within 100 metres of a wetland or a watercourse.</p>
<p><i>If within a Fish Habitat Area or its buffer identified on map WRB 2.1 to WRB 2.16</i></p>	
<p>SO.199 Development permits the ongoing preservation of the Fish Habitat areas, particularly in relation to water quality and providing a food and habitat resource for fisheries, through a buffer which minimise the adverse impacts from—</p> <ul style="list-style-type: none"> i. vegetation loss; ii. nutrient, pesticide or metal pollution; iii. erosion and sediment loss to the aquatic environment 	<p><i>No probable solutions identified.</i></p>
<p>SO.200 Stormwater runoff from development is treated to remove contaminants to provide a high level of water quality</p>	<p>PS.200.1 Development complies with the <i>Stormwater Management Planning</i></p>



Column 1—Specific outcomes	Column 2—Acceptable Solutions and Probable solutions
prior to water entering either the buffer or the fish habitat area.	<i>Scheme Policy.</i>
<i>If development involves the clearing of vegetation within an area of local, regional or State biodiversity significance or State Habitat for EVR taxa identified on map WRB 3.1 to WRB 3.16</i>	
SO.201 Viable continuous networks of wildlife habitat are maintained.	<i>No probable solutions identified.</i>
SO.202 Any clearing of vegetation within areas identified with local, regional or State biodiversity significance or State habitat for EVR taxa preserves corridor integrity and optimises habitat viability.	<i>No probable solutions identified.</i>
SO.203 Vegetation is maintained in areas that are susceptible to land degradation.	<i>No probable solutions identified.</i>

Table 5.7 Specific Outcomes, Acceptable Solutions and Probable Solutions—Natural hazard areas

Column 1—Specific outcomes	Column 2—Acceptable solutions and Probable solutions
<i>If within a Medium or High Bushfire Hazard Area identified on map NHA 1.1 to NHA 1.4</i>	
SO.204 Development maintains the safety of people and property by— <ul style="list-style-type: none"> i. avoiding areas of high or medium bushfire hazard; or ii. mitigating the risk through— <ul style="list-style-type: none"> a lot design and the siting of buildings; and b including fire breaks that provide adequate— c setbacks between buildings/ structures and hazardous vegetation, and d access for fire-fighting/other emergency vehicles. e providing adequate road access for fire-fighting/other emergency vehicles and safe evacuation; and f providing an adequate and accessible water supply for fire-fighting purposes. 	<p><i>Probable solutions for reconfiguring a lot only</i></p> <p>PS.204.1 For reconfiguring of a lot firebreaks are provided by a perimeter road that separates lots from areas of bushfire hazard and that road has—</p> <ul style="list-style-type: none"> i. a minimum cleared width of 20 metres; and ii. a constructed road width and weather standard complying with <i>Development Works Planning Scheme Policy</i>; <p>or</p> <p>PS.204.2 Where it is not practicable to comply with PS.204.1, fire maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushfire hazard, and the fire/maintenance trails—</p> <ul style="list-style-type: none"> i. have a minimum cleared width of 6 metres and ii. have a formed width and gradient, and erosion control devices in accordance with the <i>Development Works Planning Scheme Policy</i>; and

Column 1—Specific outcomes	Column 2—Acceptable solutions and Probable solutions
	<ul style="list-style-type: none"> iii. have vehicular access at each end; and iv. provide passing bays and turning areas for fire-fighting appliances; and v. are either located on public land, or within an access easement that is granted in favour of the local government and Queensland Fire and Rescue Service; and vi. sufficient cleared breaks of 6 metres minimum width in retained bushland within the development site (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response. <p>PS.204.3 Roads are designed and constructed in accordance with Development Works Planning Scheme Policy and—</p> <ul style="list-style-type: none"> i. have a maximum gradient of 12.5% and ii. exclude culs-de-sac, except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sac are provided with an alternative access linking the cul-de-sac to other through roads.
<p>SO.205 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p><i>No probable solutions identified.</i></p>



Column 1—Specific outcomes	Column 2—Acceptable solutions and Probable solutions
<p><i>For all development—</i></p> <p>SO.206 Buildings and structures—</p> <ul style="list-style-type: none"> i. on lots less than or equal to 2,500m², maximise setbacks from hazardous vegetation; and ii. on lots greater than 2,500m²— <ul style="list-style-type: none"> a are sited in locations of lowest hazard within the lot; and b achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres whichever is the greater; and c 10 metres from any retained vegetation strips or small areas of vegetation; and d are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard. 	<p><i>No probable solutions identified.</i></p>
<p>SO.207 Development that locates within medium of high bushfire hazard areas is located in areas of least risk and provided with acceptable levels of safety including firefighting infrastructure.</p>	<p><i>No probable solutions identified.</i></p>
<p>SO.208 For development that will result in multiple buildings or lots, residential lots are designed so that their size and shape will allow for—</p> <ul style="list-style-type: none"> i. efficient emergency access to buildings for fire-fighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings); and ii. setbacks and building siting in accordance with SO.206 above. 	<p><i>No probable solutions identified.</i></p>
<p><i>If within a Flooding or storm tide risk area identified on Maps NHA 2.1 to NHA 2.4 and maps NHA 3.1 to NHA 3.7</i></p>	
<p>SO.209 Development maintains the safety of people on the premises from all floods up to the Defined Flood Event (DFE) and storm tide events.</p>	<p>PS.209.1 Development is sited on land that would not be subject to flooding during the DFE.</p>
<p>SO.210 Access to premises is maintained during the DFE or storm tide events.</p>	<p><i>No probable solutions identified.</i></p>

Column 1—Specific outcomes	Column 2—Acceptable solutions and Probable solutions
SO.211 Development maintains or improves the water quality of watercourses or receiving environments.	PS.211.1 Development complies with the <i>Stormwater Management Planning Scheme Policy</i> .
SO.212 Development does not result in adverse impacts on people’s safety or the capacity to use land for its intended purpose within the flooding and storm tide area.	PS.212.1 Work does not involve— <ul style="list-style-type: none"> i. any physical alteration to a watercourse or floodway including vegetation clearing; or ii. net filling exceeding 50 cubic metres.
SO.213 Proposed works— <ul style="list-style-type: none"> i. avoid any reductions of any onsite flood storage capacity and contain within the subject site any changes to depth, duration or velocity of flood waters of all floods up to and including the DFE; or ii. do not change the flood characteristics of the DFE outside the subject site in ways that result in— <ul style="list-style-type: none"> a reduced flood storage; b reduced or changes to flow paths; c acceleration or retardation of flows; or d any reduction in flood warning times elsewhere on the floodplain. 	<i>No probable solutions identified.</i>
SO.214 Development minimises the potential damage from flooding or storm tide to property on the development site.	PS.214.1 Residential Uses are sited so that the floor levels of all habitable rooms are 300mm above—

¹⁸ Flood and stormtide risk area mapping is only relevant to the lower Burnett River.



Column 1—Specific outcomes	Column 2—Acceptable solutions and Probable solutions
	<ul style="list-style-type: none"> i. the inundation levels shown on the flood and stormtide risk area maps NHA2.1 to NHA2.4 if located in the study area;¹⁸ ii. the 1971 flood level for the Kolan River and the maximum flood levels for the upper Burnett River in Schedule 3, if located within 1km of the centreline of the upper Burnett River (outside the study area for (i) above) or the Kolan River; iii. for Rocky Point and Baffle Creek — 2.7m AHD; or iv. 3.3m AHD in all other locations¹⁹.
<p>SO.215 Public safety and the environment are not adversely affected by the detrimental impacts of floodwater or storm tide on hazardous materials manufactured or stored in bulk.</p>	<p>PS.215.1 The manufacture or storage of bulk or hazardous materials takes place above the DFE flood level.</p> <p>PS.215.2 Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters.</p>

¹⁹ Flood risk studies have not been completed for the remainder of the Shire. These levels are based on the information the local government had available at the time of publication.

Column 1—Specific outcomes	Column 2—Acceptable solutions and Probable solutions
<p>SO.216 Essential service infrastructure (e.g. on-site electricity, gas, water, sewerage and telecommunications) maintain its function during the DFE or storm tide events.</p>	<p>PS.216.1 Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by floodwater (e.g. electrical switchgear and motors, water supply pipeline air valves) are—</p> <ul style="list-style-type: none"> i. located above the DFE; or ii. designed and constructed to exclude floodwater intrusion or infiltration. <p>PS.216.2 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p>
<p><i>If below 5mAHD or involving work at or below 5mAHD (potential Acid Sulfate Soils risk) identified on maps NHA 4.1 to NHA 4.16</i></p>	
<p>SO.217 Leachate containing acid and metal contaminants caused by disturbing acid sulfate soils does not have significant adverse affects on the natural or built environments, or human health by—</p> <ul style="list-style-type: none"> i. avoiding carrying out works on sites that contain acid sulfate soils; or ii. treating and managing the disturbance of acid sulfate soils so that such disturbance does not generate detrimental volumes of acid and metal contaminants; or iii. treating and managing surface and groundwater flows from areas containing acid sulfate soils so that the disturbance does not release potentially damaging volumes of acid and metal contaminants to the environment. 	<p><i>No probable solutions identified.</i></p>



Column 1—Specific outcomes	Column 2—Acceptable solutions and Probable solutions
<i>If within area Landslide Hazard Area identified on Map NHA 3.1 to NHA 3.16</i>	
SO.218 Development is not located in a Landslide Hazard Area unless— <ul style="list-style-type: none"> i. the subject lot is not subject to any landslide hazard, including from sloping land above the lot; or ii. the development includes measures to— <ul style="list-style-type: none"> a ensure the geomechanical stability of the site, and b not be exposed to hazards from potential landslide activity originating above it. 	<i>No probable solutions identified.</i>

PART 6—INFRASTRUCTURE OVERLAYS

Division 1—Assessment tables

6.1 Assessment categories and applicable codes

- (1) The assessment categories and applicable codes for Infrastructure overlays are identified as follows—
 - (a) Table 6.1 is the assessment table for making a material change of use for a defined use or a defined use class affected by an Infrastructure overlay (columns 1 and 2) and identifies the assessment category in column 3 and the applicable code in column 4;
 - (b) Table 6.2 is the assessment table for development, other than making a material change of use, affected by an Infrastructure overlay (columns 1 and 2) and identifies the assessment category in column 3 and the applicable code in column 4.

6.2 Assessment categories may be affected by zones or other overlays

- (1) Assessment categories may also be affected by zones or other overlays. The relevant assessment tables in Part 3—Coastal Towns Planning Area; Part 4—Rural Planning Area; Part 5—Natural Features or Resources Overlays; and



Part 7—Cultural Heritage Features Overlays should be checked.

- (2) In accordance with section 1.14 (3) of this planning scheme, the highest assessment category always prevails.

Table 6.1 Assessment table—making a material change of use of premises—Infrastructure Overlays

<i>Assessment table—making a material change of use of premises —Infrastructure Overlays</i>			
Type of Development		Column 3	Column 4
Column 1	Column 2	Assessment category	Applicable codes
Use or Use class	Qualifications (if any)		
Bundaberg Airport identified on map series INFRA 1, INFRA 2 and INFRA 4			
All except uses identified in section 1.14(4)	If involving the disposal of putrescible waste within 'Area A on Map Ref INFRA 1.1 to INFRA 1.16' ²⁰	Code	Infrastructure Overlays Code
	If involving a wildlife attracting use type B within Area B on Map Ref—INFRA 1.1 to INFRA 1.16' ²¹	Code	Infrastructure Overlays Code
	If involving a wildlife attracting use type C within Area C on Map Ref—INFRA 1.1 to INFRA 1.16' ²²	Code	Infrastructure Overlays Code
	If within Area B on Map Ref—INFRA 1.1 to INFRA 1.16 involving lighting in straight parallel lines between 500m and 1000m long. ²¹	Code	Infrastructure Overlays Code
	If within Area B on Map Ref—INFRA 1.1 to INFRA 1.16 involving flare plumes, buildings with reflective cladding, upward shining lights, flashing or sodium lights. ²¹	Code	Infrastructure Overlays Code
	If buildings, structures or works are more than 12m above natural ground level and within the Obstacle Limitation Surface area on Map Ref— INFRA 2' ²³	Code	Infrastructure Overlays Code

²⁰ Generally within 13km of the Bundaberg Airport runways

²¹ Generally within 8 km of the Bundaberg Airport runways

²² Generally within 3km of the Bundaberg Airport runways

²³ Obstacle limitation surface for Bundaberg Airport

Assessment table—making a material change of use of premises —Infrastructure Overlays			
Type of Development		Column 3	Column 4
Column 1	Column 2	Assessment category	Applicable codes
Use or Use class	Qualifications (if any)		
All except uses identified in section 1.14(4)	If involving a temporary or permanent aviation activity within the Obstacle limitation surface area on Map Ref— INFRA 2 ²³	Code	Infrastructure Overlays Code
	If involving the emission of gaseous plumes, smoke, dust, ash, light or steam within the obstacle limitation surface area on Map Ref—INFRA 2 ²³	Code	Infrastructure Overlays Code
	If within the VHF facility buffer area identified on map ref—NFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
North Coast rail line identified on map series INFRA 1			
Business, Community and Residential uses other than Domestic Storage, Emergency Services, Home Based Business, Park and Public Utility Undertaking and except for uses identified in section 1.14(4)	If within 150m of the North Coast Rail Line identified on map INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
Strategic Port Land Buffer Zone identified on map series INFRA 3			
All except — Domestic Storage, General Agriculture and Home Based Business and uses identified in section 1.14(4)	If within the Strategic Port Land Buffer Zone on map INFRA 3	Code	Infrastructure Overlays Code
Bundaberg Ring Road identified on map series INFRA 1			
All except — Domestic Storage, General Agriculture and Home Based Business and uses identified in section 1.14(4)	If within the Bundaberg Ring Road Buffer area identified on INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
Principal Local Government roads, State controlled roads and North-South Distributor Road identified on map series INFRA 1			
All except — Caretaker's residence, Detached Dwelling, Domestic Storage, General Agriculture and Home Based Business and uses identified in section 1.14(4)	If on a lot fronting a principal local government road or a State controlled road identified on INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
All except — General Agriculture and Home Based Business and uses identified in section 1.14(4)	If within the alignment of the North—South Distributor Road identified on INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
All — except Caretaker's residence, Detached Dwelling, Domestic Storage, General Agriculture and Home Based Business and uses identified in section 1.14(4)	If on a lot fronting the North-South Distributor Road identified on INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
All except uses identified in section 1.14(4)	If retailing produce with frontage to a principal local government road or a State controlled road identified on INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code



Assessment table—making a material change of use of premises —Infrastructure Overlays			
Type of Development		Column 3	Column 4
Column 1	Column 2	Assessment category	Applicable codes
Use or Use class	Qualifications (if any)		
Cane rail lines identified on map series INFRA 1			
All except — Detached Dwellings, Domestic Storage, General Agriculture and Home Based Business and uses identified in section 1.14(4)	If within 100 metres of a cane rail line identified on INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
Detached Dwelling	If within 100m of a cane rail line and the acceptable solutions are met	Self	Infrastructure Overlays Code (acceptable solutions PS.238.1 & PS.238.2 only)
	If within 100m of a cane rail line and the acceptable solutions are not met	Code	Infrastructure Overlays Code
Schools identified on map series INFRA 1			
All except — Detached Dwelling, Domestic Storage and Home Based Business and uses identified in section 1.14(4)	If within Area D with the potential to emit airborne contaminants identified on INFRA 1.1 to INFRA 1.16	Self	Infrastructure Overlays Code (PS.239.1 only)
	If the acceptable solutions for self assessable development are not complied with	Code	Infrastructure Overlays Code
Pipelines licenced under the <i>Petroleum and Gas (Production and Safety) Act 2004</i> identified on map series INFRA 1			
All except — Domestic Storage, General Agriculture and Home Based Business and uses identified in section 1.14(4)	If on or within 200m of the Pipeline licence under the <i>Petroleum and Gas (Production and Safety) Act 2004</i> identified on INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code

Table 6.2 Assessment table—development other than making a material change of use— Infrastructure Overlays

Assessment table—Development other than making a material change of use —Infrastructure Overlays			
Type of Development		Column 3	Column 4
Column1	Column 2	Assessment category	Applicable codes
Use or Use class	Qualifications (if any)		
Bundaberg Airport identified on map series INFRA 1, INFRA 2 and INFRA 4			
Carrying out either Building work not associated with a material change of use except for minor building works; or operational work for reconfiguring a lot; or	If on land within Area B on Map Ref—INFRA 1.1 to INFRA 1.16 involving lighting in straight parallel lines between 500m and 1000m long ²⁴	Code	Infrastructure Overlays Code
	If on land within Area B on Map Ref— INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code

²⁴ Generally within 8km of the Bundaberg Airport runways

Assessment table—Development other than making a material change of use —Infrastructure Overlays			
Type of Development		Column 3	Column 4
Column 1	Column 2	Assessment category	Applicable codes
Use or Use class	Qualifications (if any)		
Reconfiguring a Lot	involving flare plumes, buildings with reflective cladding, upward shining lights, flashing or sodium lights. ²⁴		
	If buildings, structures or works are more than 12m above natural ground level and within the Obstacle Limitation Surface area on Map Ref— INFRA 2 ²⁵	Code	Infrastructure Overlays Code
	If involving the emission of gaseous plumes, smoke, dust, ash, light or steam within the obstacle limitation surface area on Map Ref—INFRA 2 ²⁵	Code	Infrastructure Overlays Code
	If within the VHF facility buffer area identified on map INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
North Coast rail line identified on map series INFRA 1			
Reconfiguring a lot	If within 150m of the North Coast Rail Line identified on map INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
Bundaberg Ring Road identified on map series INFRA 1			
Building work; or operational work for reconfiguring a lot; or reconfiguring a lot	If within the Bundaberg Ring Road Buffer area identified on map INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
Principal Local Government roads, State controlled roads and North-South Distributor Road identified map series INFRA 1			
Operational Work for reconfiguring a lot; or Reconfiguring a Lot	If on a lot fronting a principal local government road or a State controlled road identified on map INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
Building work (except if for a detached dwelling, domestic storage, minor building work, or building work to construct a farm shed on lots fronting the North South Distributor Road); or operational work for reconfiguring a lot; or reconfiguring a lot	If within the alignment of the North—South Distributor Road or on a lot fronting the North-South Distributor Road identified on map INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
Cane rail lines identified on map series INFRA 1			
Reconfiguring a Lot	If within 100 metres of a cane tramline identified on map INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code

²⁵ Obstacle Limitation surface for Bundaberg Airport



Assessment table—Development other than making a material change of use —Infrastructure Overlays			
Type of Development		Column 3	Column 4
Column 1	Column 2	Assessment category	Applicable codes
Schools identified on map series INFRA 1			
Building Work; or Operational Work for reconfiguring a lot	If within Area D with the potential to emit airborne contaminants identified on map INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code
Pipeline licence under the <i>Petroleum and Gas (Production and Safety) Act 2004</i> identified on map series INFRA 1			
Building Work (other than minor building work)	If on or within 200m of the pipeline licence under the <i>Petroleum and Gas (Production and Safety) Act 2004</i> identified on map INFRA 1.1 to INFRA 1.16 and the acceptable solutions are met	Self	Infrastructure Overlays Code (Acceptable solutions only)
	If on or within 200m of the pipeline licence under the <i>Petroleum and Gas (Production and Safety) Act 2004</i> identified on map INFRA 1.1 to INFRA 1.16 and the acceptable solutions are not met	Code	Infrastructure Overlays Code
Operational Work for reconfiguring a Lot; or Reconfiguring a Lot	If on or within 200m of the pipeline licence under the <i>Petroleum and Gas (Production and Safety) Act 2004</i> identified on map INFRA 1.1 to INFRA 1.16	Code	Infrastructure Overlays Code

Division 2—Infrastructure Overlays Code

6.3 Infrastructure Overlays Code

6.3.1 Composition of Infrastructure Overlays Code

- (1) The following provisions comprise the Infrastructure Overlays Code—
- (a) Composition of Infrastructure Overlays Code (Section 6.3.1);
 - (b) Compliance with Infrastructure Overlays Code (Section 6.3.2);
 - (c) Purpose of the code (Section 6.3.3); and
 - (d) Specific outcomes, probable solutions and acceptable solutions (section 6.3.4).

6.3.2 Compliance with Infrastructure Overlays Code

- (1) Development complies with the Infrastructure Overlays Code if it is consistent with—
- (a) if code assessable — the specific outcomes for the Infrastructure Overlays; or
 - (b) if self assessable — the acceptable solutions for the Infrastructure Overlays.

6.3.3 Purpose of the code

- (1) The overall outcomes for the Infrastructure Overlays, as identified in this section, are the purpose of the Infrastructure Overlays Code.
- (2) The overall outcomes for the Infrastructure Overlays are—
- (a) Development does not compromise existing or future operations of the Bundaberg airport or aircraft safety;
 - (b) Development does not adversely impact on the operation or safety of the North Coast Rail Line and is located to avoid the negative impacts of the rail line.
 - (c) development within the Strategic Port Land Buffer Zone does not compromise existing or future



operations of the Port and includes measures to minimise impacts from the Port²⁶;

- (d) Development located in the vicinity of the Bundaberg Ring Road is compatible with the safe and efficient use of the road.
- (e) development fronting State-controlled Roads (existing and proposed) and Principal Local Government Roads (existing and proposed) is situated to avoid exposing occupants to high levels of light, noise or vibration;
- (f) development accessing State-controlled Roads and Principal Local Government Roads maintains safety and efficiency of those roads;
- (g) development near sugar cane rail lines does not prejudice the operational efficiency of the tram line;
- (h) Development near schools does not expose students and teachers to excessive levels of noise, dust or other airborne contaminants; and
- (i) Development in the vicinity of the pipeline licence under the *Petroleum and Gas (Production and Safety) Act 2004* permits the on-going operation of the pipeline and maintains a safe environment.

²⁶ Strategic Port Land is not subject to regulation by planning schemes. Accordingly this code only applies to other land.

6.3.4 Specific outcomes, probable solutions and acceptable solutions

Table 6.3 Specific Outcomes, Probable Solutions and Acceptable Solutions—

Column 1—Specific outcomes	Column 2—Acceptable solutions and Probable solutions
<i>If within Area A, B or C or the VHF Facility buffer area (on maps INFRA 1.1 to INFRA 1.16) or the Obstacle Limitation Surface Area (on map INFRA 2) for Bundaberg Airport</i>	
<i>Structures, activities or emissions</i>	
SO.219 Works do not adversely affect operational airspace.	PS.219.1 Works do not enter operational airspace.
SO.220 Emissions do not significantly affect air turbulence, visibility or aircraft engine operation in operational airspace.	PS.220.1 None of the following are emitted— i. a gaseous plume at a velocity exceeding 4.3 metres per second; or ii. smoke, dust, ash or steam.
SO.221 Uses involving temporary or permanent aviation activities are not located within operational airspace (eg parachuting, hot air ballooning, hang gliding etc).	<i>No acceptable solutions or probable solutions identified.</i>
<i>Wildlife interference</i>	
SO.222 Wildlife, particularly flying vertebrates ²⁷ , is not attracted into operational airspace in significant numbers.	PS.222.1 Uses involving the disposal of putrescible waste, such as a waste disposal land fill site, are not located within 13 kilometres of the runways of Bundaberg Airport. PS.222.2 Wildlife-attracting uses type B— i. are not located within 3.0 kilometres of the runways of Bundaberg Airport; ii. if located between 3.0 kilometres and 8.0 kilometres of the runways of Bundaberg Airport— a potential food and waste sources are covered and collected so that they are not accessible to wildlife <i>Probable solution only</i> b for fruit and turf production wildlife

²⁷ Such as birds and bats.



Column 1—Specific outcomes	Column 2—Acceptable solutions and Probable solutions
deterrence measures are used.	
<i>Interference by light</i>	
SO.223 External lighting does not cause significant interference to the operation of aircraft by— <ul style="list-style-type: none"> i. distracting or temporarily interfering with a pilot's vision; or ii. confusing a pilot because of similarities to approach or runway lighting. 	PS.223.1 Lighting intensity does not exceed the maximum intensity identified in the CASA Guidelines— Lighting in the Vicinity of Aerodromes—Advice to Lighting Designers.
<i>VHF Facilities</i>	
SO.224 Development does not adversely affect the operational capabilities of VHF Facilities associated with airport operations.	PS.224.1 Development is not undertaken within 500m of the Sloping Hummock VHF Facility as identified on map INFRA 1.9 In accordance with Schedule 8.
<i>If within 150m of the North Coast Rail Line identified on maps INFRA 1.1 to INFRA 1.16</i>	
SO.225 Uses and works do not compromise the safety, efficiency and effectiveness of the North Coast Rail Line.	<i>No acceptable solutions or probable solutions identified.</i>
SO.226 Development in which occupants are likely to be sensitive to the emission of noise, dust or fumes— <ul style="list-style-type: none"> i. does not occur near the North Coast Rail Line depicted on Map Ref—INFRA 1.1 to INFRA 1.16; or ii. use measures such as the following to mitigate potential adverse effects of rail traffic— <ul style="list-style-type: none"> a buffering; b design; c siting, including physical separation of buildings and uses from the railway; d orientation; e construction standards of buildings and works. 	<i>No acceptable solutions or probable solutions identified.</i>
<i>If within the Strategic Port Land buffer zone identified on map INFRA 3</i>	
SO.227 Business, Community and Residential use classes, other than Detached dwelling, Emergency services, Park, and Public utility undertaking, in which occupants are likely to be sensitive to dust, light or noise emissions do not occur within the Strategic Port Land	<i>No acceptable solutions or probable solutions identified.</i>

Column 1—Specific outcomes	Column 2—Acceptable solutions and Probable solutions
Buffer Zone .	
<p>SO.228 Development involving an increase in the number of people, except for a detached dwelling on an existing lot, in the following areas does not occur—</p> <ul style="list-style-type: none"> i. within 250 metres of Strategic Port Land; or ii. on a lot fronting Powers Street in the Strategic Port Land Buffer Zone. 	<p><i>No acceptable solutions or probable solutions identified.</i></p>
<p>SO.229 Detached dwellings within the Strategic Port Land Buffer Zone incorporate the following environmental protection measures to mitigate potential adverse effects of those activities situated or capable of being situated on Strategic Port Land—</p> <ul style="list-style-type: none"> i. landscape buffering; and ii. design, siting, orientation and construction standard of buildings and works. 	<p><i>No acceptable solutions or probable solutions identified.</i></p>
<p>SO.230 New dwellings situated within 250 metres of the Strategic Port Land frontage to Buss Street or along Powers Street achieve an acoustic design environment for a recreation or work area of not greater than 40dB(A) and for a sleeping area not greater than 35dB(A) when measured during²⁸—</p> <ul style="list-style-type: none"> i. the loading/unloading operations of the Port; and ii. the transport of cargo to the Port along Powers Street. 	<p><i>No acceptable solutions or probable solutions identified.</i></p>
<p><i>If within the Bundaberg Ring Road Buffer Area identified on maps INFRA 1.1 to INFRA 1.16</i></p>	
<p>SO.231 Development within the Bundaberg Ring Road Buffer area is compatible with the potential impacts of the road in relation to noise, fumes, lights and other impacts on the amenity of the</p>	<p><i>No acceptable solutions or probable solutions identified.</i></p>

²⁸ See Table 1, AS2107-1987 Acoustics-Recommended design sound levels and reverberation times for building interiors.



Column 1—Specific outcomes	Column 2—Acceptable solutions and Probable solutions
area	
SO.232 Development does not compromise the safety or efficiency of the Bundaberg Ring Road as a transportation route.	<i>No acceptable solutions or probable solutions identified.</i>
<i>If on a lot fronting a Principal local government road or State-controlled road identified on maps INFRA 1.1 to INFRA 1.16</i>	
SO.233 Business, Community and Residential use classes, other than Detached dwelling, Emergency services, Park, and Public utility undertaking, in which occupants are likely to be sensitive to noise, dust, fumes or lights and which front or have vehicular access to or from a principal local government road or a State-controlled road provide the following environmental protection measures— i. buffering; ii. design, siting, orientation and construction standard of buildings and works; iii. physical separation of buildings and uses from carriageways.	<i>No acceptable solutions or probable solutions identified.</i>
SO.234 Uses and works do not— i. create or worsen a traffic safety problem; or, ii. interfere with the free movement of traffic on principal local government and State-controlled road.	<i>No acceptable solutions or probable solutions identified.</i>
<i>If within the alignment of or on a lot fronting the North South Distributor Road—</i>	
SO.235 Development does not occur on the proposed alignment of the North-South Distributor Road.	<i>No acceptable solutions or probable solutions identified.</i>
SO.236 Access onto the North South Distributor Road— i. minimises conflict between the roads users; ii. provides operational efficiency; and iii. is safe.	PS.236.1 Development does not gain direct access from individual lots onto the North South Distributor Road.
SO.237 The amount of vehicular traffic generated as a result of development does not adversely affect the operation or safety of the North South Distributor	<i>No acceptable solutions or probable solutions identified.</i>

Column 1—Specific outcomes	Column 2—Acceptable solutions and Probable solutions
Road.	
<i>If within 100m of a Sugar Cane Rail Lines identified on Maps INFRA 1.1 to INFRA 1.16</i>	
<p>SO.238 Business, Community and Residential use classes, Emergency services, Park, and Public utility undertaking, in which occupants are likely to be sensitive to noise or light emissions associated with the operation of cane rail lines provide environmental protection through the following measures—</p> <ul style="list-style-type: none"> i. landscape buffering; ii. design, siting, orientation and construction standard of buildings and works; and iii. physical separation of buildings and uses from the rail line. 	<p>PS.238.1 New detached dwellings located within 100m of the cane rail line achieve an acoustic design environment for a recreation or work area of not greater than 40dB(A) and for a sleeping area not greater than 35dB(A) when measured while cane trains are utilising the rail line.</p> <p><i>Note: methods such as double glazing or earth mounds in combination with landscaping may assist in achieving the nominated noise levels.</i></p> <p>PS.238.2 A 10m wide landscape buffer with a minimum of three rows of trees or shrubs is to be located between the detached dwelling and the cane rail line to prevent light nuisance.</p>
<i>If within Area D — Schools identified on maps INFRA 1.1 to INFRA 1.16—Specific outcomes, and probable solution or acceptable solution</i>	
<p>SO.239 Schools are not exposed to levels of airborne contaminants that are likely to adversely affect human health.</p>	<p>PS.239.1 Uses do not cause the level of airborne contaminants within school premises to exceed those stated in Table 6.4.</p>
<i>If within the pipeline licence under the Petroleum and Gas (Production and Safety) Act 2004 buffer area identified on maps INFRA 1.1 to INFRA 1.16—Specific outcomes and probable solutions</i>	
<p>SO.240 Development does not adversely affect the safe access to, or operation and maintenance of Pipelines.</p>	<p>PS.240.1 Development complies with Australian Standard 2885 Gas Pipeline.</p> <p>PS.240.2 If involving a material change of use of premises, there is no increase in the number of people on the site.</p>
<p>SO.241 Development does not expose people to unacceptable risks associated with proximity to the Pipelines.</p>	<p>PS.241.1 Development complies with Australian Standard 2885 Gas Pipeline.</p> <p>PS.241.2 If involving a material change of use of premises, there is no increase in the number of people on the site.</p>



Table 6.4 Maximum airbourne contaminant levels

Pollutant	Averaging period	Maximum concentration	Maximum allowable exceedance
Particles as PM ₁₀ [*]	1 day	50 µg/m ³	5 days per year
Particles as PM _{2.5} [#]	1 day	25 µg/m ³	5 days per year
	1 year	8 µg/m ³	None
Carbon monoxide	8 hours	9 ppm [^]	1 day per year
Nitrogen dioxide	1 hour	0.12 ppm	1 day per year
	1 year	0.03 ppm	None
Photochemical oxidants (as ozone)	1 hour	0.10 ppm	1 day per year
	4 hours	0.08 ppm	1 day per year
Sulphur dioxide	1 hour	0.20 ppm	1 day per year
	1 day	0.08 ppm	1 day per year
	1 year	0.02 ppm	None
Lead	1 year	0.50 µg/m ³	None

** 'Particles as PM₁₀' means particulate matter with an equivalent aerodynamic diameter of 10 micrometres or less.*

'Particles as PM_{2.5}' means particulate matter with an equivalent aerodynamic diameter of 2.5 micrometres or less.

^ ppm means parts per million by volume.

PART 7—CULTURAL HERITAGE FEATURES OVERLAYS

Division 1—Assessment tables

7.1 Assessment categories and applicable codes

- (1) The assessment categories and applicable codes for Cultural Heritage Features overlays are identified as follows—
 - (a) Table 7.1 is the assessment table for making a material change of use for a defined use or a defined use class affected by a Cultural Heritage Feature overlay (columns 1 and 2) and identifies the assessment category in column 3 and the applicable code in column 4; and
 - (b) Table 7.2 is the assessment table for development, other than making a material change of use, affected by a Cultural Heritage Feature overlay (columns 1 and 2) and identifies the assessment category in column 3 and the applicable code in column 4.

7.2 Assessment categories may be affected by zones or other overlays

- (1) Assessment categories may also be affected by zones or other overlays —check the relevant assessment tables in Part 3—Coastal Towns Planning Area; Part 4—Rural



Planning Area; Part 5—Natural Features or Resources Overlays; and Part 6—Infrastructure Overlays.

- (2) In accordance with section 1.14 (3) of this planning scheme, the highest assessment category always prevails.

Table 7.1 Assessment table—making a material change of use of premises—Cultural Heritage Features Overlays

<i>Assessment table—making a material change of use of premises —Cultural Heritage Features Overlays</i>			
Type of development		Column 3 Assessment category	Column 4 Applicable codes
Column 1 Use	Column 2 Qualifications (if any)		
All except uses identified in section 1.14(4)	If involving building work or operational work, or located on the same site as a cultural heritage site identified on map CHF1.	Code	Cultural Heritage Features Overlays Code

Table 7.2 Assessment table—development other than making a material change of use—Cultural Heritage Features Overlays

<i>Assessment table—Development other than making a material change of use —Cultural Heritage Features Overlays</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Applicable codes
Reconfiguring a lot; or carrying out building work; or operational work not associated with a material change of use; or Operational work for placing an advertising Device on premises.	If obscuring or changing the external appearance of a cultural heritage site identified on maps CHF1.	Code	Cultural Heritage Features Overlays Code

Division 2—Cultural Heritage Features Overlay Code

7.3 Cultural Heritage Features Overlay Code

7.3.1 Composition of Cultural Heritage Features Overlays Code

- (1) The following provisions comprise the Cultural Heritage Features Overlays Code—
- (a) Composition of Cultural Heritage Features Overlays Code (Section 7.3.1);
 - (b) Compliance with Cultural Heritage Features Overlays Code (Section 7.3.2);
 - (c) Purpose of the code (Section 7.3.3); and
 - (d) Specific outcomes and probable solutions (Section 7.3.4)

7.3.2 Compliance with Cultural Heritage Features Overlays Code

- (1) Development complies with the Cultural Heritage Features Overlays Code if it is consistent with—
- (a) if code assessable — the specific outcomes for the Cultural Heritage Features Overlays; or
 - (b) if self assessable — the acceptable solutions for the Cultural Heritage Features Overlays.

7.3.3 Purpose of the code

- (1) The overall outcomes for the Cultural Heritage Features Overlays, as identified in this section, are the purpose of the Cultural Heritage Features Overlays Code.
- (2) The overall outcomes for the Cultural Heritage Features Overlays are—
- (a) Places, areas, structures or items that have cultural heritage significance (i.e aesthetic, architectural, historical, scientific, social or technological significance) to present, past and



future generations are conserved and managed by avoiding development which compromises or has the potential to compromise its values or significance.

7.3.4 Specific outcomes and probable solutions

Table 7.3 Specific Outcomes and Probable Solutions—Cultural Heritage Features

Column 1—Specific outcomes	Column 2—Probable solutions
<i>If identified as having Cultural Heritage Value on Map CHF1</i>	
SO.242 Where development occurs at a place or location with cultural heritage values listed in Schedule 1 and identified on map CHF1— <ul style="list-style-type: none"> i. the significance of the place is not adversely affected; and ii. there is no detracting from its visibility or physical accessibility from important vantage points such as roads or parks; and iii. there is no detracting from its appreciation as a physical reminder of the history of the local government area. 	<i>No probable solutions identified.</i>
<i>Respect for form and appearance</i>	
SO.243 Where development involves an identified cultural heritage building listed in Schedule 1, the form, scale, design, finish and colour respects the heritage place and significant architectural features.	<i>No probable solutions identified.</i>
SO.244 Fencing, landscaping and advertising devices are designed and sited so as not to detract from the heritage place.	<i>No probable solutions identified.</i>
SO.245 Development adjoining the site of cultural heritage significance is designed and sited so as not to impair or obscure views of the heritage place.	<i>No probable solutions identified.</i>

PART 8—ASSESSMENT CRITERIA FOR SPECIFIC DEVELOPMENT

Division 1—Preliminary

8.1 Specific Development Codes

The provisions in this part comprise the following codes—

Division 1—Preliminary;

Division 2—Advertising Devices Code;

Division 3—Building Matters Code;

Division 4—Detached Dwelling, Domestic Storage and Building Works Code;

Division 5—Development Infrastructure and Works Code;

Division 6—Driveways Code;

Division 7—Dual Occupancy Code;

Division 8—Extractive Industry Code;

Division 9—Filling or Excavation Code;

Division 10—Higher-density Housing Code;

Division 11—Home-based Business Code;

Division 12—Landscaping Code;

Division 13—Reconfiguring a Lot Code;

Division 14—Telecommunications Facilities Code;

Division 15—Tourist Park Code; and

Division 16—Vehicle Parking and Access Code.



8.2 Compliance with Specific Development Codes

- (1) Development complies with the development codes if it is consistent with—
 - (a) if code assessable — the specific outcomes for the relevant development code; or
 - (b) if self assessable — the acceptable solutions for the relevant development code.

Division 2—Advertising Devices Code

8.3 Advertising Devices Code

8.3.1 Composition of the Advertising Devices Code

- (1) The following provisions comprise the Advertising Devices Code—
 - (a) Purpose of the code (Section 8.3.2); and
 - (b) Specific outcomes, acceptable solutions and probable solutions(Section 8.3.3).

8.3.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Advertising Devices Code.
- (2) The overall outcomes for the Advertising Devices Code are—
 - (a) Advertising devices contribute positively to the character and functionality of the local government area and have no significant detrimental effect on amenity, streetscape, landscape, land use, or public safety; and

- (b) Advertising devices are—
- (i) safely constructed and securely placed; and
 - (ii) do not create a hazard to motorists, pedestrians, cyclists or occupants of premises.

8.3.3 Specific outcomes, acceptable solutions and probable solutions

Table 8.1 Specific outcomes, acceptable solutions and probable solutions —Advertising Devices Code

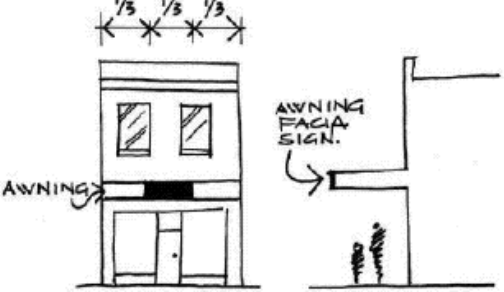
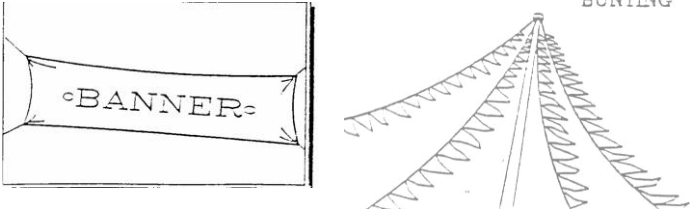
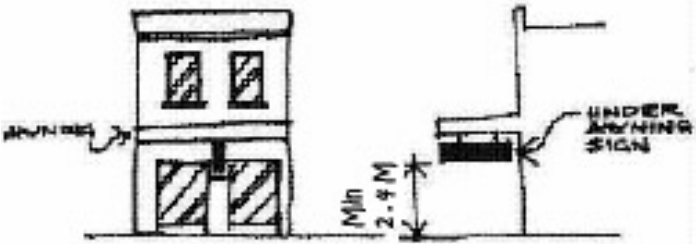
Column 1—Specific outcomes	Column 2—Acceptable Solutions or Probable solutions
<i>Scale and Design</i>	
SO.246 Advertising devices are consistent with the scale and design of buildings and other works on the site.	PS.246.1 The advertising device complies with the requirements of Table 8.2 Table of Acceptable Solutions and Probable Solutions.
SO.247 Advertising devices are readily incorporated into the building design to ensure a continuity of scale, proportion and modulation in the built form.	PS.247.1 The advertising device complies with the requirements of Table 8.2 Table of Acceptable Solutions and Probable Solutions.
SO.248 Advertising devices are of a size and incorporate materials, designs, colours and lettering styles that are compatible with the character of the area in which they are located.	PS.248.1 The advertising device complies with the requirements of Table 8.2 Table of Acceptable Solutions and Probable Solutions.
<i>Siting</i>	
SO.249 Advertising devices are placed so that they— <ul style="list-style-type: none"> i. maintain or enhance the amenity of the site and its locality; ii. maintain the design integrity of any building or work on which or near which they are placed; iii. do not compromise lines of sight for vehicular traffic; and iv. avoid hazards to people or property including not obscuring house or street numbers or names. 	PS.249.1 The advertising device complies with the requirements of Table 8.2 Table of Acceptable Solutions and Probable Solutions.




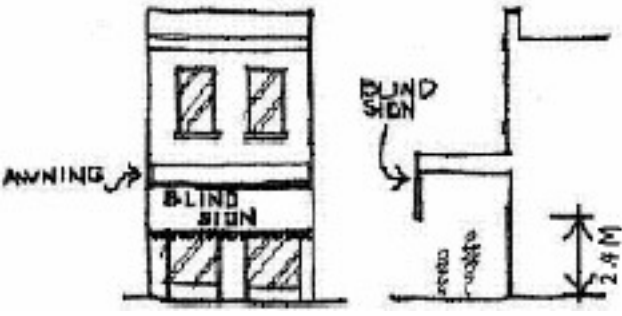
Column 1—Specific outcomes	Column 2—Acceptable Solutions or Probable solutions
<i>Illumination including animated and flashing Signs</i>	
SO.250 Flashing signs do not resemble official traffic signs or signals nor are they located in positions where a traffic hazard is likely to be created.	<i>Not applicable for self-assessable development and no probable solution identified</i>
SO.251 Advertising Devices that incorporate flashing or pulsating forms of illumination do not create a nuisance.	<i>Not applicable for self-assessable development and no probable solution identified</i>
SO.252 The level of illumination for advertising devices, if any— i. is consistent with the nature of the surrounding area; ii. does not extend beyond the boundaries of the site; and iii. does not detrimentally affect the amenity of an area.	PS.252.1 The luminance levels of advertising devices do not exceed the following— i. for premises in the Industrial Zone—500 cd/m ² ; ii. for premises in the Business Zone—400 cd/m ² ; iii. for premises in the Community, Hinterland Residential, Urban Residential, or Rural Zones— 300 cd/m ² .
<i>Clearances</i>	
SO.253 Advertising devices do not obstruct the passage of pedestrians, cyclists or vehicles.	PS.253.1 The advertising device complies with the requirements of Table 8.2 Table of Acceptable Solutions and Probable Solutions
<i>Signs in or near to sensitive locations</i>	
SO.254 The design and location of the advertising device minimises or avoids adverse affects on the cultural, built or natural environments, having regard to places of scenic, historic, architectural, scientific or cultural interest.	PS.254.1 The advertising device complies with the requirements of Table 8.2 Table of Acceptable Solutions and Probable Solutions

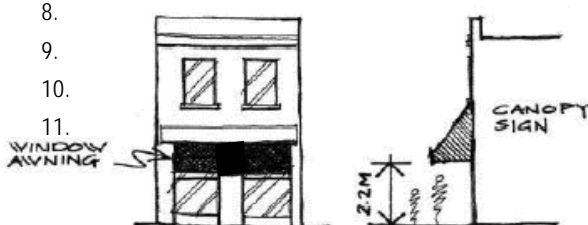
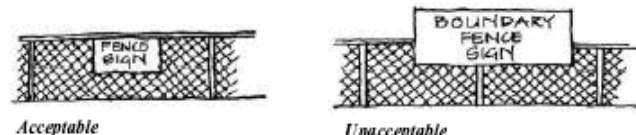

Table 8.2 Table of Acceptable Solutions and Probable Solutions

Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
1. For Awning Fascia Signs—	1.1 No projection above, below or to the side of the fascia of the awning; 1.2 Maximum projection from the awning fascia of 100mm; 1.3 No projection within 0.45 metres of the vertical projection of the kerb; 1.4 Signs are centred and are only one third the width of the building; and 1.5 Minimum ground clearance of 2.4 metres. <u>Illustrative diagram</u>


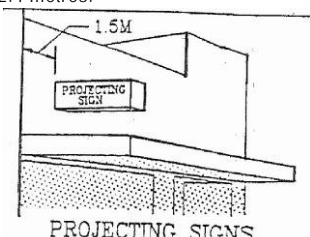
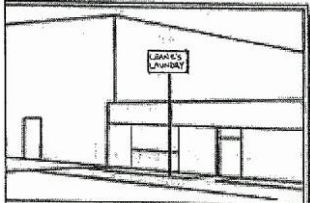
Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
	
<p>2. For Banner Signs and Buntings—</p>	<p>2.1 No part of the advertising device is situated in or over road reserves or community land;</p> <p>2.2 signs are a minimum of 2.4m above ground level;</p> <p>2.3 The sign is a maximum height of 6.6 metres above natural ground level;</p> <p>2.4 Bunting signs are a minimum of 100 metres from any dwelling or land in a Hinterland Residential zone or Urban Residential zone;</p> <p><u>Illustrative diagram</u></p> 
<p>3. For Below Awning Signs—</p>	<p>3.1 Maximum depth of 0.5 metres;</p> <p>3.2 Maximum width of 0.3 metres;</p> <p>3.3 No projection beyond the width of the awning or greater than 2.5 metres in length, whichever is the shorter;</p> <p>3.4 No projection within 0.45 metres of the vertical projection of the kerb;</p> <p>3.5 Not closer than 2.5 metres to any other below awning sign;</p> <p>3.6 Not closer than 1.5 metres to the end of the awning;</p> <p>3.7 Comprises a maximum of two faces and is perpendicular to the frontage of the site; and</p> <p>3.8 Minimum ground clearance of 2.4 metres.</p> <p><u>Illustrative diagram</u></p> 

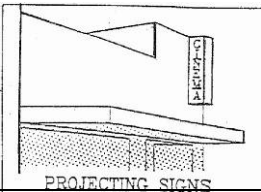
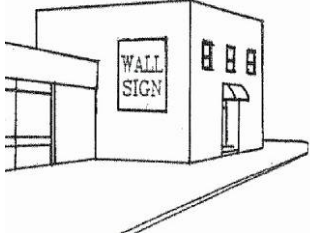


Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
4. For Billboard signs—	<p>4.1 One billboard only on the lot;</p> <p>4.2 Maximum area of sign (not including structure) is 18 m² per side;</p> <p>4.3 If erected on the wall of a building—</p> <ul style="list-style-type: none"> i. No projection above or to the side of the wall or parapet; ii. Minimum ground clearance of 2.4 metres; iii. Maximum projection of 0.3 metres from the wall if the ground clearance is 2.7 metres or greater, otherwise a maximum of 50 mm; and iv. Fixed flush with the wall; <p>4.4 If freestanding—</p> <ul style="list-style-type: none"> i. Minimum clearance between ground level and the underside of the sign of 2.4m; ii. A maximum height of 6m from natural ground level to the uppermost portion of the sign; and iii. the site has a minimum frontage of 40m. <p>4.5 The rear of the billboard is not exposed to a public place;</p> <p>4.6 No portion of a billboard sign projects over a road reserve other than in accordance with paragraph 4.3 (iii) above</p> <p><u>Illustrative diagram</u></p>  <p>The diagram shows three billboard configurations. The first is a freestanding sign on a post, labeled 'Acceptable'. The second is a sign mounted on a building wall, also labeled 'Acceptable'. The third is a sign mounted on a building wall that projects significantly from the wall, labeled 'Unacceptable'.</p>
5. For Blind signs—	<p>5.1 Minimum clearance of 2.4 metres between the lowest part of the blind and the footpath beneath it;</p> <p>5.2 The area of the blind used for any advertising does not exceed 50% of the total blind area; and,</p> <p>5.3 The blind does not extend beyond the awning or verandah.</p> <p><u>Illustrative diagram</u></p>  <p>The diagram shows two building facade examples. The first shows a building with an awning over a storefront and a 'BLIND SIGN' mounted on the wall below the awning, labeled 'Acceptable'. The second shows a building with a 'BLIND SIGN' mounted on the wall above the awning level, with a vertical dimension line indicating a 2.4M clearance from the ground, labeled 'Unacceptable'.</p>

Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
<p>6. For Canopy Signs—</p>	<p>6.1 A minimum height of 2.2 metres above ground level or footway; 6.2 A maximum height of 600mm; and 6.3 No more than one (1) canopy sign per premises.</p> <p><u>Illustrative diagram</u></p> <p>8. 9. 10. 11.</p> 
<p>7. For Fence Signs—</p>	<p>7.1 A maximum area of 5 m2 and a single face; 7.2 A maximum of one sign per 40 metres of street frontage; 7.3 No extension of the sign beyond the outer extremities of any boundary fence.</p> <p><u>Illustrative diagram</u></p> 
<p>8. For Flag Signs—</p>	<p>8.1 A maximum length of 2.0 metres; 8.2 A maximum height of 5.0 metres above natural ground level; 8.3 A maximum face area of 10 m2 for the two flag faces; and 8.4 When fully extended, flags are clear of buildings and obstructions (including overhead power lines) and any lot boundary and the road reserve.</p> <p><u>Illustrative diagram</u></p> 



Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
9. For Ground Base Signs—	<p>9.1 The sign is free-standing with—</p> <ul style="list-style-type: none"> i. a maximum length of 2.0 metres; ii. a maximum height of 1.8 metres above natural ground level; iii. a maximum total face area of 10 m² with no more than two faces; iv. a maximum ground clearance to the base of the sign of 0.5 metres; and v. no part of the framework exposed except for supports. <p><u>Illustrative diagram</u></p> 
10. For Horizontal Projecting Wall Sign—	<p>10.1 A maximum depth of 0.5 metres;</p> <p>10.2 A maximum projection of 2.5 metres;</p> <p>10.3 No projection within 0.45 metres of the vertical projection of the kerb;</p> <p>10.4 A minimum setback of 1.5 metres from any site boundary;</p> <p>10.5 No projection higher than the roof or top of the parapet; and</p> <p>10.6 Minimum ground clearance of 2.4 metres.</p> <p><u>Illustrative diagram</u></p> 
11. For Pole or Pylon Signs—	<p>11.1 A maximum of 1 pylon sign per site;</p> <p>11.2 A maximum height of 6 metres;</p> <p>11.3 A minimum ground clearance of 2.7 metres;</p> <p>11.4 A maximum area of 6.0 m² for each face;</p> <p>11.5 A maximum length of 2.5 metres;</p> <p>11.6 A maximum width of 0.3 metres; and</p> <p>11.7 No movement or rotation.</p> <p><u>Illustrative diagram</u></p> 

Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
12. For Vertical Projecting Wall Signs—	<p>12.1 A maximum projection of 0.6 metres;</p> <p>12.2 A maximum depth of 2.5 metres;</p> <p>12.3 A minimum ground clearance of 2.4 metres;</p> <p>12.4 No projection above the eaves or the parapet of the facade;</p> <p>12.5 A maximum width of 0.3 metres;</p> <p>12.6 A minimum distance to side boundaries of 1.2 metres;</p> <p>12.7 A minimum of 0.6 metres above any awning roof measured from the bottom of the awning; and</p> <p>12.8 No movement or rotation.</p> <p><u>Illustrative diagram</u></p> 
13. For Flush Wall Signs—	<p>13.1 No more than one sign on any wall;</p> <p>13.2 No projection beyond the wall (does not extend above, or outside the line of the building);</p> <p>13.3 Maximum projection of 0.3m from the wall if the ground clearance is 2.4m or greater for that part of the sign that is projecting;</p> <p>13.4 A total maximum area of 10 m2 for all wall signs or 25% of the area of the wall, whichever is the lesser.</p> <p><u>Illustrative diagram</u></p> 

Division 3—Building Matters Code

8.4 Building matters code

The following acceptable solutions comprise the Building Matters Code—

- (1) No building or structure is closer to a road than 6 metres.
- (2) No building is more than 6.5 metres in height and no structure is more than 8.5 metres in height.
- (3) The outermost projection of any building or structure is to be setback 6m from the building setback line depicted in Figure Sch 9-1.



Division 4—Detached Dwelling, Domestic Storage and Building Works Code

8.5 Detached Dwelling, Domestic Storage and Building Works Code²⁹

8.5.1 Composition of Detached Dwelling, Domestic Storage and Building Works Code

- (1) The following provisions comprise the Detached Dwelling, Domestic Storage and Building Works Code—
 - (a) Purpose of the code (Section 8.5.2);
 - (b) Specific outcomes and acceptable solutions or probable solutions (Section 8.5.3); and
 - (c) Qualitative statements and quantifiable standards (Section 8.5.4).

8.5.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Detached Dwelling, Domestic Storage and Building Works Code.
- (2) The overall outcomes for the Detached Dwelling, Domestic Storage and Building Works Code are:
 - (a) Detached Dwellings are appropriately sited to—
 - (i) protect the amenity of adjoining residents and land owners; and
 - (ii) allow provision of essential on-site infrastructure including water supply, wastewater disposal, vehicle parking and access; and
 - (iii) provide protection from natural hazards.
 - (b) Relative's accommodation is integrated with the detached dwelling and is for the occupation of relative's of the occupiers of the principal dwelling.

²⁹ This does not apply to "Dual Occupancy" — 2 dwellings on a single lot

- (c) Sheds—
 - (i) do not preclude the provision of adequate private open space and vehicle parking areas on-site; and
 - (ii) do not have the appearance of an industrial building when located in the Urban Residential or Hinterland Residential zone; and
 - (iii) allow the maintenance of adequate solar access to, and privacy of adjoining premises; and
- (d) Domestic storage has an appropriate scale, height and area and is appropriately sited so that when viewed from public places or streets are attractive, proportionate to, and visually compatible with the existing or likely future character of the area.
- (e) Building works maintain and enhance the environmental values, amenity and character of the location.

8.5.3 Specific outcomes and acceptable solutions or probable solutions

Table 8.3 Specific Outcomes and Probable Solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self assessable) or Probable solutions (if code assessable)
SO.255 Detached Dwellings are provided with an acceptable level of immunity from flood and storm tide.	PS.255.1 The floor levels of all habitable rooms are 300mm above— <ul style="list-style-type: none"> i. the inundation levels shown on the flood and stormtide risk area maps if located in the study area;³⁰ ii. the 1971 flood level for the Kolan River and the maximum flood levels for the upper Burnett River in

³⁰ Flood and stormtide risk area mapping is only relevant to the lower Burnett River.



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self assessable) or Probable solutions (if code assessable)
	<p>Schedule 3, if located within 1km of the centreline of the upper Burnett River (outside the study area for (i) above) or the Kolan River;</p> <p>iii. for Rocky Point and Baffle Creek — 2.7m AHD; or</p> <p>iv. 3.3m AHD in all other locations³¹</p>
<p>SO.256 Adequate and appropriate infrastructure is provided to all detached dwellings.</p>	<p>PS.256.1 If in the declared service area (water) as identified on map series INFRA 1, each detached dwelling connects to the reticulated water system.³²</p> <p>PS.256.2 If outside the declared service area (water) as identified on map series INFRA 1 each detached dwelling is connected to a rainwater storage tank, or tanks, having a capacity of not less than 45,000 litres.</p> <p>PS.256.3 If in the declared service area (sewerage) as identified on map series INFRA 1, each detached dwelling connects to the reticulated sewer system.</p> <p>PS.256.4 If outside the declared service area (sewerage) as identified in map series INFRA 1 on-site wastewater treatment and disposal is provided on site.</p>
<p>SO.256A The Caretaker's residence supports the non-residential use of the land and is not the dominant land use of the premises.</p>	<p>PS.256A.1 There is only one Caretaker's residence per site.</p>

³¹ Flood / stormtide risk studies have not been completed for the remainder of the Shire. These levels are based on the information the local government had available at the time of publication.

³² Note the QLD Development Code Part 25 contains additional requirements for water tanks.

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self assessable) or Probable solutions (if code assessable)
<i>For any development within 6m of the building setback line or seaward of the building setback line—³³</i>	
SO.256B There are no significant threats due to work within the erosion prone area due to public safety, infrastructure integrity and buildings and structures on adjoining properties	PS256B.1 No buildings or permanent structures are within 6m of the building setback line or seaward of the building setback line.
SO.256C There are no adverse impacts on erosion prone areas particularly in relation to— i. habitat; ii. water quality of surface and groundwater; iii. land stability; iv. beach movement; v. dunes and wetland; or vi. landscape quality or character.	PS.256C.1 No buildings or permanent structures are within 6m of the building setback line or seaward of the building setback line.
<i>If within the Historic Lot Precinct of the Rural Zone—</i>	
SO.256D Detached dwellings do not locate in the Historic Lot Precinct where water, sewerage, roads and electricity are not available to an appropriate standard.	<i>No acceptable or probable solutions identified</i>
SO.256E Detached dwellings do not locate in the Historic Lot Precinct where impacts from rural land uses or natural hazards make it unsuitable for development.	<i>No acceptable or probable solutions identified</i>

³³ See definition and figure of 'Building setback line' in Schedule 9 - Dictionary



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self assessable) or Probable solutions (if code assessable)
<i>For Relative's Accommodation—</i>	
SO.257 Relative's accommodation is to be consistent, complementary and indistinguishable from the principal dwelling on the site.	PS.257.1 The external wall of the relative's accommodation is to be— <ul style="list-style-type: none"> i. adjoined to the detached dwelling; or ii. within 3m of the detached dwelling and attached by way of a covered walkway, breezeway, carport or garage with a common roofline with the principal dwelling. PS.257.2 Building materials are to be consistent with those used in the principal dwelling. PS.257.3 A maximum of 1 unit for relative's accommodation is to be provided on site.
SO.258 The relative's accommodation to be ancillary to the use of the site for a detached dwelling.	PS.258.1 The GFA of the relative's accommodation is to be a maximum of 45m ² excluding balconies, decks or verandahs; and PS.258.2 There is a maximum of 1 bedroom.
SO.259 The relative's accommodation is to be for the exclusive use by a relative/s of one of the occupiers of the principal residence.	PS.259.1 A relative/s of one of the occupiers of the principal residence is to occupy the relative's accommodation.
SO.260 The relative's accommodation is to remain in the same ownership, title and lot as the detached dwelling and not be capable of separate sale.	PS.260.1 The relative's accommodation is not to be subdivided from the detached dwelling.
SO.261 Adequate vehicle parking is provided on site for the principal dwelling and the relative's accommodation.	PS.261.1 An on-site car parking space in addition to those required for the principal dwelling is provided
<i>For Sheds that are not attached to the principal dwelling (other than farm sheds)—</i>	
SO.262 A shed on the same allotment as a detached dwelling maintains the functionality of the site for car parking and provision of private open space. <i>(BR alternative provision – qualitative statement)</i>	PS.262.1 All sheds on the site have a combined maximum GFA, minimum frontage setback, minimum side or rear boundary clearances and maximum wall height as specified in Table 8.4. <i>(BR alternative provision – quantifiable standard)</i>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self assessable) or Probable solutions (if code assessable)
<p>SO.263 Sheds are to be aesthetically appealing and be complementary to the character and amenity of the locality in regard to building form and materials.</p>	<p>PS.263.1 If shipping containers are converted to Class 10 buildings, the appearance of the container is to be modified to incorporate external colours consistent with the existing dwelling on the site.</p> <p>PS.263.2 All sheds that are not attached to the principal detached dwelling on the site have a combined maximum GFA, minimum frontage setback, minimum side or rear boundary clearances and maximum wall height as specified in Table 8.4. <i>(BR alternative provision – quantifiable standard)</i></p>
<p><i>For Domestic Storage—</i></p>	
<p>SO.264 Domestic storage—</p> <ul style="list-style-type: none"> i. is visually unobtrusive; ii. retains the residential character when located in residential areas; iii. is compatible with the existing or expected future development in the locality; and iv. contributes to attractive streetscapes or rural landscapes. 	<p>PS.264.1 Domestic storage has a—</p> <ul style="list-style-type: none"> i. combined maximum GFA, minimum frontage setback, minimum side and rear boundary setback and maximum wall height as specified in Table 8.4; and ii. if in the Urban Residential Zone or the Hinterland Residential Zone, the maximum width of any opening that faces the street, whichever is the lesser of 6 metres; or half the width of the frontage of the lot to which the opening is facing. <p>PS.264.2 A shipping container is not used for domestic storage.</p>
<p><i>For building work not associated with a material change of use or detached dwellings, domestic storage, farm shed or minor building works—</i></p>	
<p>SO.264A Building works are complimentary to the environmental values, scale, character and amenity of the location.</p>	<p>PS.264A.1 No building is closer to a road than 6 metres.</p> <p>PS.264A.2 No building is more than 6.5 metres in height and no structure is more than 8.5 metres in height.</p>



Table 8.4 — Siting requirements for sheds and domestic storage (Quantifiable standards)

Zone / Precinct	Combined GFA of all sheds or domestic storage	Minimum frontage setback	Minimum side or rear boundary setback	Maximum Wall Height
Urban Residential Zone	Up to 60m ² <i>(BR alternative provision)</i>	In accordance with the BR	In accordance with the BR	In accordance with the BR
Hinterland Residential Zone; or Rural Zone on lots up to 2000m ²	Up to 100m ² <i>(BR alternative provision)</i>	In accordance with the BR	In accordance with the BR	4m <i>(BR alternative provision)</i>
Hinterland Residential Zone; or Rural Zone on lots over 2000m ²	Up to 120m ² <i>(BR alternative provision)</i>	In accordance with the BR	In accordance with the BR	4m <i>(BR alternative provision)</i>
Community Zone	80m ² <i>(BR alternative provision)</i>	No closer to the frontage than the rear alignment of any existing dwelling or proposed dwelling on the lot <i>(BR alternative provision)</i>	In accordance with the BR	4m <i>(BR alternative provision)</i>

8.5.4 Qualitative statements and quantifiable standards

- (1) The provisions for boundary clearances, site cover, building height, visual privacy, on-site car parking, and outdoor living space are stated in Table 8.5—
 - (a) Column 1—Qualitative Statements (performance criteria);
 - (b) Column 2—Quantifiable standards (acceptable solutions) for lots less than 450 m²;
 - (c) Column 3— Quantifiable standards (acceptable solutions) for lots less than 2000 but more than 450 m²; and
 - (d) Column 4— Quantifiable standards (acceptable solutions) for lots of 2000 m² or more.
- (2) The provisions in this section are qualitative statements and quantifiable standards for the purposes of the BR and any non-compliance will require exercise of discretion as permitted in the BR.

- (3) Terms used in the BR Alternative provisions in this code have the same meaning as those in the Queensland Development Code (QDC).

Table 8.5 Qualitative statements and quantifiable standards for dwellings

Column 1 Qualitative Statements (Performance Criteria)	Quantifiable Standards (Acceptable Solutions)		
	Column 2 For lots less than 450m ²	Column 3 For lots less than 2000m ² but more than 450 m ²	Column 4 For lots of 2000m ² or more
<i>Boundary clearances</i>			
Road setbacks QDC Part 11, P1 and Part 12, P1 applies	QDC Part 11, A1 applies	QDC Part 12, A1 applies	QDC Part 12, A1
Side and rear boundary clearances <i>If the site incorporates a building setback line—</i> Dunal systems are protected for the following environmental and community values— i. public access; ii. habitat; iii. water quality of surface and ground waters; iv. land stability; v. beach movement; vi. dunes and wetlands; and vii. landscape quality. <i>(BR alternative provision to QDC Part 11, P2 and Part 12, P2)</i> Otherwise QDC Part 11, P2 and Part 12, P2 applies	If the site incorporates the building setback line, a 6 metre setback between the building setback line and the closest part of the building (including balconies) or structures for that part of the site <i>(BR alternative provision to Part 11, A2)</i> ; or Otherwise the QDC Part 11, A2 applies	If the site incorporates the building setback line, a 6 metre setback between the building setback line and the closest part of the building (including balconies) or structures for that part of the site <i>(BR alternative provision to Part 12, A2)</i> ; or Otherwise the QDC Part 12, A2 applies	If the site incorporates the building setback line, a 6 metre setback between the building setback line and the closest part of the building (including balconies) or structures for that part of the site <i>(BR alternative provision to Part 12, A2)</i> ; or For a detached dwelling—the side and rear boundary clearance is not less than 6 metres. <i>(BR alternative provision to Part 12, A2)</i> Otherwise—QDC Part 12, A2 applies



Column 1 Qualitative Statements (Performance Criteria)	Quantifiable Standards (Acceptable Solutions)		
	Column 2 For lots less than 450m ²	Column 3 For lots less than 2000m ² but more than 450 m ²	Column 4 For lots of 2000m ² or more
Site Cover			
QDC Part 11, P3 and Part 12, P3 applies	QDC Part 11, A3 applies	QDC Part 12, A3 applies	The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed— 1. if in the Large Lot Precinct shown on CTPA1 Moore Park Beach—25% (BR alternative provisions to Part 12, A3); or 2. otherwise—QDC Part 12, A3 applies.
Building Height			
Building height, bulk and density— i. is a scale and design that reflects the residential character of predominantly detached dwellings up to 2 storeys in height; ii. makes a positive contribution to the streetscape; iii. does not unduly overshadow existing houses; and iv. does not unduly obstruct outlook from adjoining lots. <i>(BR alternative provision to QDC Part 11, P4 and Part 12, P4)</i>	The maximum building height is 2 storeys and— i. 8.5m where the slope is less than 15%; or ii. 10m where the slope exceeds 15%. <i>(BR alternative provision to QDC Part 11, A4)</i>	The maximum building height is 2 storeys and— i. 8.5m where the slope is less than 15%; or ii. 10m where the slope exceeds 15%. <i>(BR alternative provision to QDC Part 12, A4)</i>	The maximum building height is 2 storeys and— i. 8.5m where the slope is less than 15%; or ii. 10m where the slope exceeds 15%. <i>(BR alternative provision to QDC Part 12, A4)</i>
Visual privacy			
QDC Part 11, P5 and Part 12, P5 applies	QDC Part 11, A5 applies	QDC Part 12, A5 applies	QDC Part 12, A5 applies
Building maintenance for walls close to side and rear boundaries			
QDC Part 11, P6 and Part 12, P6 applies	QDC Part 11, A6 applies	QDC Part 12, A6 applies	QDC Part 12, A6 applies
Site lines on corner allotments			
QDC Part 11, P7 and Part 12, P7 applies	QDC Part 11, A7 applies	QDC Part 12, A7 applies	QDC Part 12, A7 applies

Column 1 Qualitative Statements (Performance Criteria)	Quantifiable Standards (Acceptable Solutions)		
	Column 2 For lots less than 450m ²	Column 3 For lots less than 2000m ² but more than 450 m ²	Column 4 For lots of 2000m ² or more
<i>On-site car parking</i>			
QDC Part 11, P8 and Part 12, P8 applies	QDC Part 11, A8 applies	QDC Part 12, A8 applies	QDC Part 12, A8 applies
<i>Outdoor living space for lots less than 450 m²</i>			
QDC Part 11, P9 applies	QDC Part 11, A9 applies	Not applicable	Not applicable

Division 5—Development Infrastructure and Works Code

8.6 Development Infrastructure and Works Code

8.6.1 Composition of the Development Infrastructure and Works Code

- (1) The following provisions comprise the Development Infrastructure and Works Code—
- (a) Purpose of the code (Section 8.6.2); and
 - (b) Specific outcomes and probable solutions (Section 8.6.3).

8.6.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Development Infrastructure and Works Code.
- (2) The following are the overall outcomes sought for the Development Infrastructure and Works Code—

Generally—

- (a) Infrastructure is—
 - (i) provided in a cost-effective, efficient and coordinated manner;
 - (ii) provided in a manner that creates no significant adverse environmental effects; and
 - (iii) designed to acceptable safety standards;



Work associated with a material change of use—

- (b) Works are provided to a standard that is not less than that existing in the locality;³⁴

Operational work for reconfiguring a lot—

- (c) Works are constructed to suitable standards that optimise their whole-of-life costs;
- (d) Each lot is adequately serviced by—
 - (i) a reticulated potable water supply when located within the declared service area (water) as identified on map series INFRA 1;
 - (ii) a reticulated sewerage system when located within the declared service area (sewerage) as identified on map series INFRA 1;
 - (iii) a stormwater drainage system when located within the Coastal Towns Planning Area or the Hinterland Residential zone; and
 - (iv) a standard of vehicular access not less than that existing in the locality and widely expected by the community.

³⁴ The local government may require a higher standard than that existing generally in the locality having regard to other outcomes stated in this code and the standards stated in the local government's Development Works Planning Scheme Policy.

8.6.3 Specific outcomes and probable solutions

Table 8.6 Specific outcomes and probable solutions—Development Infrastructure and Works Code

Column 1—Specific outcomes	Column 2—Probable solutions
<p>SO.265 Water supply, sewerage and roads are provided to—</p> <ul style="list-style-type: none"> i. meet appropriate standards for at the least whole-of-life cost, including avoiding unnecessary duplication; ii. be robust and fit for the purpose and intended period of operation; iii. be easily and cost-effectively maintained; and iv. be readily integrated with existing systems and facilitate the orderly provision of future systems 	<p>PS.265.1 Water supply, sewerage and roads are designed and constructed to the standards stated in the local government's <i>Development Works Planning Scheme Policy</i>.</p> <p>PS.265.2 Works comply with the <i>Stormwater Management Planning Scheme Policy</i>.</p> <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</i></p>
<p>SO.266 The treatment and disposal of sewage does not result in any off-site contamination of soil, ground water or surface water.³⁵</p>	<p>PS.266.1 Sewerage is designed and constructed to the standards stated in the local government's <i>Development Works Planning Scheme Policy</i>.</p> <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</i></p>
<p>SO.267 On-site domestic waste water management systems—</p> <ul style="list-style-type: none"> i. protect public health; and ii. maintain or enhance the quality of the environment. 	<p><i>No probable solution identified</i></p> <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the</i></p>

³⁵ Under the *Water Act 2000*, premises in a declared service area (sewerage) must connect to the sewerage system and a local government may issue a notice requiring such a connection.



Column 1—Specific outcomes	Column 2—Probable solutions
	<i>ability of the development to appropriately manage waste water.</i>
SO.268 Domestic waste water disposal areas are not conjointly used for recreation purposes.	<p><i>No probable solution identified</i></p> <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</i></p>
SO.269 Stormwater drainage is provided to— <ul style="list-style-type: none"> i. meet appropriate standards for at least whole of life cost, including avoiding unnecessary duplication; ii. detain and collect stormwater without ponding for a prolonged period; iii. protect the efficiency of downstream drainage; iv. be accessible, easily maintained, and durable; v. maintain the safety of people and property; vi. direct stormwater to one or more points of lawful discharge; vii. prevent erosion and the accumulation of sediment; viii. prevent recharging of groundwater in Potential Salinity Hazard Areas identified on Maps NHA3.1 to NHA3.16; ix. protect the quality of downstream water within acceptable limits by removing or reducing sediment, nutrients and other pollutants; and x. protect present design flood immunity levels of local and state controlled roads. 	PS.269.1 Stormwater drainage is designed and in accordance with the <i>Stormwater Management Planning Scheme Policy</i> .

Column 1—Specific outcomes	Column 2—Probable solutions
<p>SO.270 Development maintains or improves the safe and efficient operation of transport infrastructure, including roads, cycle routes, pathways and bicycle trails having regard to—</p> <ul style="list-style-type: none"> i. the traffic profile and factors influencing the usage of such infrastructure; ii. the potential for conflict between users; and iii. the number and location of vehicular accesses connecting car parking areas with the public road network in the local government area. 	<p>PS.270.1 Transport infrastructure is designed and constructed to the standards stated in the local government's <i>Development Works Planning Scheme Policy</i>.</p>
<p>SO.271 Works are undertaken in an environmentally responsible manner.</p>	<p>PS.271.1 No building waste, cement, concrete, paint or paint product, sand, silt or mud is deposited or released into a roadside gutter or stormwater drain.</p> <p>PS.271.2 No works are undertaken within 6m of the building setback line shown on Figure Sch 9-1.</p> <p>PS.271.3 Works are completed in accordance with the <i>Stormwater Management Planning Scheme Policy</i>.</p>
<p><i>If within Potential Salinity Hazard Areas identified on Map NHA3.1 to NHA3.16</i></p>	
<p>SO.272 If within the Potential Salinity Hazard Area drainage works, pipe infrastructure and drainage from roads and driveways avoid—</p> <ul style="list-style-type: none"> i. salinised areas; ii. areas prone to salinity; iii. discharging water into salinised areas or areas prone to salinity; iv. recharging groundwater; v. discharging salt waters offsite except to an acceptable treatment facility or for reuse; and vi. interception of any movement of groundwater. 	<p><i>No probable solutions identified.</i></p>
<p>SO.273 Vegetation clearing in the Potential Salinity Hazard Area is minimised and limited to—</p> <ul style="list-style-type: none"> i. areas required to accommodate a building envelope; ii. clearing for installation of fences; 	<p><i>No probable solutions identified.</i></p>



Column 1—Specific outcomes	Column 2—Probable solutions
<ul style="list-style-type: none"> iii. routine management; iv. areas for the provision of essential services such as roads, driveways and piped infrastructure; and v. bushfire management. 	

Division 6—Driveways Code

8.7 Driveways Code

The following acceptable solutions³⁶ comprise the Driveways Code—

For a driveway accessing a lot in the Rural Planning Area, other than from a State-controlled road—

- (1) The driveway is constructed according to either Burnett Shire Council Standard Drawing Nos. R113-1 (when culverts are required) or R113-2 (when no culverts are required) in Schedule 4.

For a driveway accessing a lot in the Coastal Towns Planning Area, other than from a State controlled road—

- (2) For lots where kerb and channel is provided, the driveway is constructed according to either Burnett Shire Council Standard Drawing Nos. R111 (residential driveway slabs), R112 (industrial or commercial driveways) or R114 (domestic invert crossing) in Schedule 4.
- (3) For lots where kerb and channel is not provided, the driveway is constructed in accordance with Burnett Shire Council Standard Drawing Nos. R113-1 (when culverts are required) or R113-2 (when no culverts are required) in Schedule 4.

³⁶ Driveways accessing a State-controlled road require the approval of the District Director of the Department of Main Roads and are not assessable or self-assessable under this planning scheme.

Division 7—Dual Occupancy Code

8.8 Dual Occupancy Code

8.8.1 Composition of Dual Occupancy Code

- (1) The following provisions comprise the Dual Occupancy Code—
- (a) Purpose of the code (Section 8.8.2); and
 - (b) Specific outcomes and probable solutions (Section 8.8.3).

8.8.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Dual Occupancy Code.
- (2) The overall outcomes for the Dual Occupancy Code are—
- (a) the dual occupancy is at a scale and intensity that protects the residential amenity of the locality; and
 - (b) adequate facilities are included for the use of occupants.

8.8.3 Specific outcomes and probable solutions

Table 8.7 Specific outcomes and probable solutions—Dual Occupancy

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Intensity</i>	
SO.274 The intensity of the use does not adversely affect the character or amenity of the locality and the site area is adequate to accommodate services and facilities associated with the use.	<p>PS.274.1 For sewerred land included in the Urban Residential Zone, the site area is not less than 1000 m² and the frontage is not less than 20 metres.</p> <p>PS.274.2 For land not in a declared service area (sewerage) as identified on map series INFRA 1 but included in the Urban Residential Zone, the site area is not less than 1500 m² and the frontage is not less than 20 metres.</p> <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the</i></p>




Column 1—Specific outcomes	Column 2—Probable solutions
	<p><i>ability of the development to appropriately manage waste water.</i></p> <p>PS.274.3 If not in the Higher Density Residential Precinct or the Medium Density Residential Precincts, the dual occupancy is—</p> <ul style="list-style-type: none"> i. if in a declared service area (sewerage) as identified on map series INFRA 1—at least 100m from the boundary of another dual occupancy or Higher-density Housing; or ii. if in not in a declared service area (sewerage) identified on map series INFRA 1—at least 160m from the boundary of another dual occupancy or Higher-density Housing. <p>PS.274.4 The dual occupancy will not result in a detached dwelling or a vacant lot being adjoined—</p> <ul style="list-style-type: none"> i. on both side boundaries by Higher density housing uses or dual occupancy dwellings; or ii. on one side boundary and on the rear boundary by Higher density housing uses or dual occupancy dwellings.
<i>Scale and bulk of works</i>	
<p>SO.275 The scale and bulk of buildings and associated works are compatible with that existing in the vicinity.</p>	<p>PS.275.1 Buildings—</p> <ul style="list-style-type: none"> i. have a maximum building height and site cover that complies with the solutions in Table 3.19; ii. incorporate a landscaped set back of not less than 6.0 metres from the alignment of all road frontages; iii. are setback not less than 6.0 metres from the rear boundary; iv. if in the Large Lot Precinct or between Rifle Range Road & Poinciana Drive—the dwelling is setback not less than 6.0 metres from the side boundaries and sheds or garages are setback 3.0 metres to the side boundaries; v. if in other than the above locations—are set back from side boundaries a minimum of 1.5 metres for one storey buildings,

Column 1—Specific outcomes	Column 2—Probable solutions
	<p>2.5 metres for two storey buildings and 3.5 metres for any buildings exceeding 2 storeys;</p> <p>vi. are not located within 6m of the building setback line shown on Figure Sch 9-1 at the outermost projection;</p> <p>vii. are not located on a battleaxe lot or on a lot relying upon easement access.</p>
<i>Built Form</i>	
<p>SO.276 The design of the building, including materials and finishes, makes a positive contribution to and is compatible with that which predominates in the locality.</p>	<p>PS.276.1 A variation in roof form is provided.</p> <p>PS.276.2 The horizontal length of any wall in a single plane, irrespective of any projections or recesses of less than 1.0 metres depth, does not exceed 15.0 metres unless a separation of at least 5.0 metres is provided.</p>
<i>Open Space</i>	
<p>SO.277 Adequate landscape and recreation areas are provided on-site and are—</p> <ul style="list-style-type: none"> i. useable and clear of obstacles including clothes lines, accessways, parking spaces, vehicle manoeuvring, overhangs, balconies and garbage receptacles; ii. clearly defined; iii. safe and attractive; and iv. suitable for communal and private open space functions. 	<p>PS.277.1 Ground level open space is at least 30% of the site.</p> <p>PS.277.2 Part of the ground level open space is provided as private open space for each ground floor dwelling unit where—</p> <ul style="list-style-type: none"> i. an area of at least 45 m² is provided for each such dwelling unit with a minimum dimension of 5 metres; and ii. one part of the ground level private open space has a minimum area of 16m² with a minimum dimension of 4 metres and is directly accessible from a living area of the dwelling; and iii. screening is provided to ensure privacy for users of the private open space. <p>PS.277.3 Above ground open space (additional to ground level open space) is provided for a dwelling unit above the ground floor in the form of a balcony (or balconies) or rooftop area accessible directly from a main living area (or areas), having a minimum area of 10 m² with a minimum dimension of 2 metres.</p>



Column 1—Specific outcomes	Column 2—Probable solutions
<i>Privacy</i>	
<p>SO.278 Buildings are sited and constructed to maintain the visual privacy of adjoining residents such that—</p> <ul style="list-style-type: none"> i. habitable rooms do not have a direct outlook to the habitable room windows on an adjacent dwelling; ii. outlook from windows, balconies, stairs, landings, terraces, decks (or similar) is obscured or screened so as to not have a direct view to the private space of another dwelling. 	<p>PS.278.1 Habitable room windows are not located so that another habitable room window is located in a <i>window outlook area</i> unless either window has—</p> <ul style="list-style-type: none"> i. a sill height of more than 1.7 metres above floor level; or ii. fixed obscure glazing in that part of the window below 1.7 metres above floor level. <p>PS.278.2 Habitable room windows that are located so that another habitable room window is within the <i>window outlook area</i> are obscured by fixed solid translucent screens or perforated panels or trellises that—</p> <ul style="list-style-type: none"> i. have a maximum area of openings of 25% ii. are constructed of durable materials, colours and finishes that are integrated into the building. <p>PS.278.3 Balconies, stairs, landings, terraces and decks that would otherwise enable direct views to the private open space associated with another dwelling (including another dwelling on the same lot) are obscured by fixed solid translucent screens or perforated panels or trellises that—</p> <ul style="list-style-type: none"> i. have a maximum area of openings of 25% and ii. are constructed of durable materials, colours and finishes that are integrated into the building.

Column 1—Specific outcomes	Column 2—Probable solutions
<p>SO.279 Any fence along the frontage of the site—</p> <ul style="list-style-type: none"> i. complements the building, and existing streetscape; and ii. enables an outlook from the site to the street. <p>See Figure 8.1</p>	<p><i>No probable solution identified</i></p>  <p>Figure 8.1 Fences complement the building and streetscape and views to the street permit passive surveillance</p>
<i>Safety and security</i>	
<p>SO.280 The development provides personal and property security for residents and visitors.</p>	<p>PS.280.1 A dwelling unit adjacent to a public or communal space provides natural surveillance with at least one habitable room window overlooking that area.</p> <p>PS.280.2 The site is not—</p> <ul style="list-style-type: none"> i. a battleaxe or hatchet shaped lot; and ii. is not accessed via an easement.
<i>Vehicle Access</i>	
<p>SO.281 Vehicular access to the site ensures the safety and efficiency of the road network is not compromised.</p>	<p>PS.281.1 Access to the site is via a one vehicular driveway</p>
<p>SO.282 The location of vehicular entrance/exit points provides adequate lines of sight to ensure safe access to and from the site.</p>	<p><i>No probable solution identified</i></p>
<p>SO.283 The site is located on a road system that has the engineering and environmental capacity to accommodate projected increases in traffic volume generated by the development.</p>	<p><i>No probable solution identified</i></p>
<p>SO.284 Internal accessways provide each dwelling unit with adequate access for visitor and occupants' vehicles, as well as service and emergency vehicles.</p>	<p>PS.284.1 The driveway crossing and internal accessway is sealed and is not less than 5.5 metres in width.</p>



Column 1—Specific outcomes	Column 2—Probable solutions
SO.285 Sufficient turning area is provided on-site to ensure that all visitor and occupants vehicles associated with the development can enter and leave the site in a forward direction.	<i>No probable solution identified</i>

Division 8—Extractive Industry Code

8.9 Extractive Industry Code

8.9.1 Composition of the Extractive Industry Code

- (1) The following provisions comprise the Extractive Industry Code—
- (a) Purpose of the code (Section 8.9.2); and
 - (b) Specific outcomes and probable solutions (Section 8.9.3).

8.9.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Extractive Industry Code.
- (2) The overall outcomes for the Extractive Industry Code are—
- (a) the environmental impacts of extractive industry are within acceptable limits in relation to both on-site operations and off-site activities, including haulage;
 - (b) operation of the development adequately provides for ongoing site rehabilitation and preparation for another use after extractive operations cease; and
 - (c) extractive industries provide a high level of amenity and health and safety for the users of nearby land uses.

8.9.3 Specific outcomes and probable solutions

Table 8.8 Specific Outcomes and Probable Solutions—Extractive Industry

Column 1—Specific outcomes	Column 2—Probable solutions
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Column 1—Specific outcomes	Column 2—Probable solutions
<i>Health and Safety of the Public</i>	
<p>SO.286 Extractive industries operate to a high standard of public safety through the following measures—</p> <ul style="list-style-type: none"> i. the provision of safety fencing for the full length of the perimeter of the site and around extractive industry stockpiles and operations; ii. the placement of warning signs every 200 metres along the length of the perimeter fence iii. access to the site is to a standard to accommodate design vehicles in accordance with Australian Standard 2880.2; iv. adequate site distance is maintained at the access in accordance with Australian Standard 2890.1; and v. except for any settling pond, the operation does not result in the ponding of water or the creation of other mosquito habitat areas. 	<p><i>No probable solution identified</i></p>
<i>Natural Environment—</i>	
<p>SO.287 Likely adverse impacts on ecological and hydrological processes are adequately mitigated through the following measures—</p> <ul style="list-style-type: none"> i. untreated wash or waste waters are not released into a natural drainage line, watercourse or riparian zone; ii. waste water from any screening process is retained in sedimentation ponds with subsequent discharges not increasing receiving water turbidity by more than 10%; iii. stormwater silt traps are installed to prevent material entering watercourses from the stormwater system; iv. sewerable wastes, including contents of chemical toilets, are disposed of to sewer, treatment plant or septic tank system; v. all waste oil, grease and solvents are taken off-site for recycling 	<p><i>No probable solution identified</i></p>



Column 1—Specific outcomes	Column 2—Probable solutions
<p>treatment or disposal at a disposal facility; and</p> <p>vi. cleared vegetation is removed or wood-chipped.</p>	
<i>Amenity—</i>	
<p>SO.288 To protect the amenity of premises situated in the vicinity of the extractive industry operation, the extractive industry operation is undertaken using protective measures that include the following—</p> <ul style="list-style-type: none"> i. noise levels at any sensitive receiving environment are not increased to a level greater than 5dB(A) above the ambient noise level of the receiving environment as a result of the operation; ii. noise buffering works such as earth embankments are constructed to minimise impact of noise from equipment and vehicles on surrounding noise sensitive areas; iii. a 30 metre wide vegetation buffer is provided to those site boundaries from which the operation can be seen; iv. a 10 metre wide vegetated buffer to any property boundary not associated with the extractive industry; v. vibration does not cause a nuisance or damage to other properties; vi. illumination levels do not exceed eight (8) lux when measured at a distance 1.5 metres outside the boundary of the site; and vii. emissions of air pollutants do not cause environmental harm or nuisance impacts to sensitive receiving environments. 	<p>PS.288.1 Blasting is undertaken only between the hours of 10:00am to 4:00pm Monday to Friday; and,</p> <p>PS.288.2 Quarry operations are undertaken between the hours of 7:00am to 5:00pm Monday to Friday and 7:00am to 12:00 noon on Saturday and no operations occur on Sundays or Public Holidays; and,</p> <p>PS.288.3 Either internal roads are sealed or other adequate dust suppression techniques are employed.</p>

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Haulage route—</i>	
SO.289 Haul routes are constructed to a standard that— <ul style="list-style-type: none"> i. ensures the safety and efficiency of the roads is not compromised; ii. minimises impact on the amenity and other environmental values of nearby areas; and iii. minimises the need for on-going maintenance. 	<i>No probable solution identified</i>
SO.290 Wheel-washing equipment is used to prevent wastes, stones and soil adhering to wheels and being deposited on sealed haul routes.	<i>No probable solution identified</i>
<i>Site rehabilitation—</i>	
SO.291 The site is progressively rehabilitated formed and vegetated to be capable of use for its highest and best use with a minimum standard that— <ul style="list-style-type: none"> i. ensures that there are no ongoing adverse effects on the environment or human health or safety; and ii. achieves an appealing landscape capable of being used for passive or active recreation after the conclusion of extractive operations. 	<i>No probable solution identified</i>
SO.292 Disturbed areas are revegetated as soon as practicable after operations cease on that area and the planting is maintained until vegetation cover is re-established.	<i>No probable solution identified</i>
SO.293 The maximum slope of reformed areas is 1:6.	<i>No probable solution identified</i>
SO.294 Rehabilitation ensures the site is stable and poses no threat to ground or surface water quality.	<i>No probable solution identified</i>



Division 9—Filling or Excavation Code

8.10 Filling or Excavation Code

8.10.1 Composition of the Filling or Excavation Code

- (1) The following provisions comprise the Filling or Excavation Code—
 - (a) Purpose of the code (Section 8.10.2); and
 - (b) Specific outcomes and probable solutions (Section 8.10.3).

8.10.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Filling or Excavation Code.
- (2) The overall outcomes for the Filling or Excavation Code are—
 - (a) ground level changes are geotechnically sound;
 - (b) where filling or excavation occurs on a flood-affected site, there is no increase in the risk of damage to life or property;
 - (c) filling or excavation does not adversely affect the visual character and amenity of the site or the locality; and
 - (d) filling or excavation does not adversely affect the use of other premises.

8.10.3 Specific outcomes and probable solutions

**Table 8.9 Specific outcomes, acceptable solutions and probable solutions—
Filling or excavation**

Column 1—Specific outcomes	Column 2— Probable solutions
<i>Geotechnical</i>	
SO.295 The type, composition, placement and source of fill material is geotechnically suitable and is adequately compacted to support future development.	PS.295.1 Clean soil, earth, rocks less than 150mm diameter, sand, gravel or clean inert material free of organic, putrescible or refuse material is used for filling. PS.295.2 No demolition material is placed on the land.
<i>Amenity</i>	
SO.296 Filling or excavation does not adversely affect visual amenity, slope stability or erosion potential of the subject or adjoining premises.	PS.296.1 Retaining walls are set back at least half the height of the wall from the boundary of the site and this set back area is landscaped. PS.296.2 Filling or excavation does not occur seaward of the building setback line.
SO.297 Filling or excavation does not adversely impact existing infrastructure or engineering works, such as stormwater drainage, road networks, or underground infrastructure	<i>No probable solution identified</i>
SO.298 Traffic associated with the filling or excavation does not adversely affect the amenity of the locality or areas near to haul routes.	PS.298.1 The filling or excavation does not generate more than 20 truck movements per day. PS.298.2 The transportation of filling or excavated material does not occur for longer than 4 weeks.
<i>Environmental effects</i>	
SO.299 Filling (or fill material) and excavation does not contaminate land or waters.	PS.299.1 Fill material does not contain any hazardous contaminant as defined under the <i>Environmental Protection Act 1994</i> . PS.299.2 During any construction phase activities, appropriate sediment and erosion controls are in place to ensure stored or exposed soil remains on the site. PS.299.3 The extent of clearing of vegetation is limited to active work areas only to retain maximum vegetation cover on the site and minimise the potential for erosion. PS.299.4 Following cessation of construction works, stabilisation and rehabilitation is undertaken promptly to minimise



Column 1—Specific outcomes	Column 2— Probable solutions
	<p>subsequent erosion potential with erosion control devices in place until this occurs.</p> <p>PS.299.5 Filling or excavation does not occur on land that is on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p>PS.299.6 Development complies with the <i>Stormwater Management Planning Scheme Policy</i>.</p>
SO.300 Filling or excavation does not adversely affect environmental values in receiving waterways or wetlands nor adversely affect areas of nature conservation significance.	PS.300.1 Development complies with the <i>Stormwater Management Planning Scheme Policy</i> .
SO.301 Through the use of erosion and sediment control measures in accordance with the <i>Soil Erosion and Sediment Control Guidelines for Queensland</i> and the <i>Queensland Urban Drainage Manual</i> , filling or excavation does not lead to increased erosion or sediment-laden run-off.	PS.301.1 Development complies with the <i>Stormwater Management Planning Scheme Policy</i> .
SO.302 No dust emissions extend beyond the boundary of the site through the use of measures such as— i. regular water spraying of exposed areas; ii. provision of dust-stabilised or sealed areas; iii. placing a protective covering on exposed areas; and, iv. the installation of wind barriers.	<i>No probable solution identified</i>
SO.303 Emissions of air pollutants from the premises, as a result of filling or excavation, do not cause any significant environmental harm or nuisance.	<p>PS.303.1 Work is only carried out between the hours of 7:00 AM and 6:00 PM Mondays to Fridays, excluding public holidays.</p> <p>PS.303.2 No air emissions, including odours, are detectable outside the site.</p>
SO.304 If within the Potential Salinity Hazard Areas identified on Maps NHA 3.1 to NHA 3.16 the filling or excavation does not increase salinity levels of the site or surrounding areas.	<i>No probable solution identified</i>

Column 1—Specific outcomes	Column 2— Probable solutions
<i>Flooding and drainage</i>	
<p>SO.305 The finished surface level —</p> <ul style="list-style-type: none"> i. is free draining; ii. is free from flooding; iii. does not interrupt or materially change the surface water drainage from or onto adjoining land; iv. does not adversely affect the flow of water in any overland flow path; and v. permits surface water to drain to a lawful point of discharge. 	<p>PS.305.1 Development complies with the <i>Stormwater Management Planning Scheme Policy</i>.</p>
<p>SO.306 Filling or excavation does not cause any new or exacerbate an existing flooding or drainage problem including—</p> <ul style="list-style-type: none"> i. the loss or reduction of flood storage; ii. creation of afflux (increase in flow to or toward an area); iii. hazards to property or people; iv. creating new flood prone land or a flood hazard, or; v. adverse hydraulic impact on areas external to the site. 	<p>PS.306.1 Filling or excavation does not occur—</p> <ul style="list-style-type: none"> i. for the upper Burnett River, below the flood levels identified Schedule 3; ii. for the Kolan River, below the flood levels identified at Figure 2 in Schedule 3; or iii. otherwise, below the 1% AEP flood level. <p>PS.306.2 Development complies with the <i>Stormwater Management Planning Scheme Policy</i>.</p>



Division 10—Higher-density Housing Code

8.11 Higher-density Housing Code

8.11.1 Composition of the Higher-density Housing Code

- (1) The following provisions comprise the Higher-density Housing Code—
 - (a) Purpose of the code (Section 8.11.2); and
 - (b) Specific outcomes and probable solutions (Section 8.11.3).

8.11.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Higher-density Housing Code.
- (2) The overall outcomes for the Higher-density Housing Code are—
 - (a) Higher-density Housing is at a scale and density that respects the character and protects the amenity of the locality;
 - (b) Higher-density Housing contributes to an interesting and attractive streetscape;
 - (c) Higher-density Housing is located in areas that are proximate to beaches and commercial areas and public transport;
 - (d) Higher-density Housing provides a safe and attractive environment;
 - (e) Higher-density housing preserves the character and environmental values of the locality;
 - (f) Aged Persons Accommodation—
 - (i) locates close to public transport facilities and services regularly required by aged persons;
 - (ii) provides appropriate support services, amenities and facilities within the premises.

- (g) Motels, resort hotels and hostel accommodation are focused in areas that are the most accessible to recreation, transport, retailing and entertainment services.
- (h) The location, layout and presentation of Relocatable Home Parks make a positive contribution to the streetscape and to the amenity of the locality;

8.11.3 Specific outcomes and probable solutions

Table 8.10 Specific outcomes and Probable solutions—all Higher-density Housing

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Built form</i>	
<p>SO.307 Development—</p> <ul style="list-style-type: none"> i. makes a positive contribution to the character of the locality; and, ii. adds visual interest to the streetscape, including through the use of articulation, modulation, fenestration, a mix of vertical and horizontal elements and the choice of appropriate materials, colours and finishes; and, iii. incorporates balconies, verandahs, and shade devices; and, iv. avoids a built form that is bulky, stark or visually intrusive; and v. provides for a substantial proportion of the site to be available as high quality communal or private open space. 	<p>PS.307.1 Street elevations are articulated with building projections and recesses, use of different external building materials, angles and colours.</p> <p>PS.307.2 Building setbacks are in accordance with Table 8.15.</p> <p>PS.307.3 Active use rooms are located facing the street frontages to enable casual surveillance of the street.</p> <p>PS.307.4 The horizontal length of any wall in a single plane, irrespective of any projections such as balconies or recesses of less than one metre, does not exceed 15 metres unless a separation of at least 5 metres is provided.</p> <p>PS.307.5 The degree of reflection (both heat and light) of any reflective glass does not exceed 20% of incoming heat or light.</p> <p>PS.307.6 Roofs have a variation in roof form and may include pitches, gables, and skillions.</p> <p>PS.307.7 Mechanical plant and equipment is screened or designed as an integral part of the building.</p>
<p>SO.308 Screening and partial enclosure of balconies is limited to provide privacy for neighbours and comfort for residents without resulting in unattractive buildings or an appearance of excessive bulk or restricting opportunities for passive</p>	<p>PS.308.1 Screening of balconies is limited to the side and rear boundaries and the sides of balconies between those units where needed to prevent noise and overlooking of other units or dwellings and private recreation areas.</p>



Column 1—Specific outcomes	Column 2—Probable solutions
surveillance of the street.	PS.308.2 Balconies facing streets are not screened or enclosed by shutters, glazing, louvres or similar permanent structures.
SO.309 The ground floor façade and entrance area of the building— i. provides a high degree of visual interest; ii. emphasises a human scale; and iii. provides an identifiable entry to the building and the site.	PS.309.1 There are no car parking spaces, structures (other than associated with a recreation area) or vehicle maneuvering area (except the accessway) in the setback area to any road. PS.309.2 Car parking accommodation does not occupy any of the building street frontage. PS.309.3 No basement extends more than one metre above natural ground level.
SO.310 Any fence along the frontage of the site— i. complements the building, landscaping and existing or proposed streetscape; and ii. enables an outlook from the site to the street (example illustrated in Figure 8.1)	<i>No probable solution identified</i>
<i>Vehicle Access</i>	
SO.311 Vehicular access to the site is provided that ensures— i. safe pedestrian movement; ii. efficient functioning of the road network; and iii. an attractive streetscape with landscaping elements incorporated into the development reducing hard surfaces along the frontage of the site.	PS.311.1 Vehicular access to the site is via one vehicular driveway.
SO.312 The location of vehicular entrance/exit points provides adequate lines of sight to ensure safe access to and from the site	<i>No probable solution identified</i>
SO.313 The site is located on a road system that has the engineering and environmental capacity to accommodate projected increases in traffic volume generated by the development.	<i>No probable solution identified</i>
SO.314 Internal accessways provide each dwelling unit with adequate access for visitor and occupants' vehicles, as well as service and emergency vehicles.	PS.314.1 The driveway crossing and internal accessway is sealed and is not less than 5.5 metres in width.

Column 1—Specific outcomes	Column 2—Probable solutions
SO.315 Sufficient turning area is provided on-site to ensure that all visitor and occupants' vehicles associated with the development can enter and leave the site in a forward direction.	<i>No probable solution identified</i>
<i>Visual Privacy</i>	
SO.316 Buildings are sited and constructed to maintain the visual privacy of adjoining residents such that— <ul style="list-style-type: none"> i. habitable rooms do not have a direct outlook to the habitable room windows on an adjacent dwelling; or ii. outlook from windows, balconies, stairs, landings, terraces, decks (or similar) is obscured or screened so as to not have a direct view to the private space of another dwelling. 	PS.316.1 Habitable room windows are not located so that another habitable room window is located in a <i>window outlook area</i> unless either window has— <ul style="list-style-type: none"> i. a sill height of more than 1.7 metres above floor level; or ii. fixed obscure glazing in any part of the window below 1.7 metres above floor level. PS.316.2 Habitable room windows that are located so that another habitable room window is within the <i>window outlook area</i> are obscured by fixed solid translucent screens or perforated panels or trellises that— <ul style="list-style-type: none"> i. have a maximum area of openings of 25%; and ii. are constructed of durable materials, colours and finishes that are integrated into the building. PS.316.3 Balconies, stairs, landings, terraces and decks that would otherwise enable direct views to the private open space associated with another dwelling are obscured by solid translucent screens or perforated panels or trellises that— <ul style="list-style-type: none"> i. have a maximum area of openings of 25%; and ii. are constructed of durable materials, colours and finishes that are integrated into the building.
<i>Acoustic Privacy</i>	
SO.317 Site layout and building design assist in minimising external noise entering the dwelling, and particularly protects sleeping and living areas from possible noise intrusion.	<i>No probable solution identified</i>



Column 1—Specific outcomes	Column 2—Probable solutions
<i>Amenity of Adjoining Premises</i>	
<p>SO.318 For buildings in which the floor of a habitable room is more than 2.7 metres above natural ground level at any point immediately below it—</p> <ul style="list-style-type: none"> i. buildings are of a size, scale and position to permit satisfactory sunlight penetration to adjacent properties; and ii. the building is designed to minimise overlooking of the private open space on adjoining site; and iii. the design uses articulation, variation in materials and colours to reduce the apparent bulk of the building. 	<p>PS.318.1 The shadow cast on windows to habitable rooms of buildings on adjacent properties does not exceed 20% of the time for the period of 10:00am to 2:00pm for the months of May to August.³⁷</p>
<i>Plant, equipment and activity to not affect amenity</i>	
<p>SO.319 All mechanical plant or equipment is located and housed to avoid disturbing residents within or adjacent to the premises.</p>	<p>PS.319.1 The maximum noise level (above background noise) of plant and equipment such as air conditioners and swimming pool pumps is 5dB(A) from a habitable room either within the development or on another site.</p> <p>PS.319.2 All mechanical plant and equipment, including air conditioning plant and swimming pool pumps are—</p> <ul style="list-style-type: none"> i. enclosed within a building or other structure; and ii. located no closer than 3.0 metres from any boundary of the site.
<p>SO.320 Communal indoor and outdoor recreational facilities, such as swimming pools and recreation rooms, are designed and located to avoid causing a noise or lighting nuisance to occupants of other premises.</p>	<p><i>No probable solution identified</i></p>

³⁷ To calculate the required setback, the distance between the walls facing north-south should be 1.23 x the height and for walls facing east-west 0.86 x height.

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Safety and security</i>	
SO.321 The development provides personal and property security for residents and visitors.	PS.321.1 A dwelling unit adjacent to a public or communal space provides casual surveillance with at least one habitable room window overlooking that area.
SO.322 The site is not— i. a battleaxe or hatchet shaped lot; and ii. is not accessed via an easement.	<i>No probable solution identified</i>
<i>Site facilities</i>	
SO.323 The premises provide for the storage of recyclable and non-recyclable wastes in bins in a location that— i. is accessible to all occupants; and ii. allows practical relocation of bins to the collection point.	PS.323.1 Bin storage and collection areas are provided in accordance with the <i>Waste Management Planning Scheme Policy</i> .
SO.324 All self contained dwellings incorporate clothes-drying facilities, either as a clothes dryer or an external area of not less than 5 m ² .	<i>No probable solution identified</i>
SO.325 Units that are not self-contained have access to a community laundry that incorporates either clothes dryers or an external clothes-drying area.	PS.325.1 Bin storage and collection areas are provided in accordance with the <i>Waste Management Planning Scheme Policy</i> .
SO.326 Utility spaces such as bin storage and clothes drying areas are located and designed so as to not be visible from the street or from another public space.	PS.326.1 Bin storage and collection areas are provided in accordance with the <i>Waste Management Planning Scheme Policy</i> .
SO.327 Vehicle washdown and refuse bin washdown areas are provided and are screened from the street or another public space.	PS.327.1 Bin storage and collection areas are provided in accordance with the <i>Waste Management Planning Scheme Policy</i> .
<i>Park</i>	
SO.328 Parks are provided at a standard to meet the passive and active recreational needs of residents.	PS.328.1 An area of land equivalent to 10% of the site, and to a size and standard identified in Table 8.20 is provided; or PS.328.2 A monetary contribution is provided..

Table 8.11 Specific outcomes and Probable solutions— Motels and Hostel Accommodation

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Site suitability</i>	
SO.329 The site is large enough to	PS.329.1 Where located in a declared service area



Column 1—Specific outcomes	Column 2—Probable solutions
accommodate the use, landscaped buffer areas and ancillary amenities and facilities.	(sewerage) as identified on map series INFRA 1, the site area is not less than 1000m ² . PS.329.2 Where located in other than a declared service area (sewerage) as identified in map series INFRA 1, the site area is not less than 1500m ² . <i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</i>
SO.330 The site frontage is wide enough to enable— i. safe and convenient vehicular access; ii. adequate landscaping adjacent to the road frontage; and iii. not less than two kerbside parking spaces (not to be included in the calculation of on-site car parking).	PS.330.1 The site frontage is not less than 20m. PS.330.2 The site is not a battleaxe or hatchet shaped lot and is not accessed via an easement.
<i>On-site amenity and safety</i>	
SO.331 Suitable on site open space that is useable, safe and attractive is available to guests that is— i. subject to informal surveillance; and ii. utilises hard and soft landscape treatment.	PS.331.1 Communal open space— i. is provided at a rate not less than 10m ² for each guest room; and, ii. is readily accessible to all guests; and, iii. has a maximum gradient not exceeding one in ten; and, iv. is not less than 20% of the site; and, v. is provided or developed with landscaping.

Table 8.12 Specific outcomes and Probable solutions—Retirement Villages and Aged Persons Accommodation

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Site suitability</i>	
SO.332 The size and dimensions of the site is suited to accommodate aged persons accommodation.	PS.332.1 The site area is not less than 5,000m ² . PS.332.2 The site has a depth to width ratio of no greater than 4:1.

Column 1—Specific outcomes	Column 2—Probable solutions
SO.333 The site is located in close proximity to existing services and community facilities.	PS.333.1 The site is located within 400 metres of— <ul style="list-style-type: none"> i. a public park or reserve or a beach reserve; and, ii. local shops; and iii. a public transport route.
<i>On-site Open Space</i>	
SO.334 Communal open space is provided that is— <ul style="list-style-type: none"> i. distributed equally throughout the site; and ii. useable and clear of obstacles including clothes lines, accessways, balconies parking spaces, vehicle manoeuvring areas and garbage receptacles; and iii. clearly defined; and iv. safe and attractive. 	PS.334.1 Not less than 30% of the site area is provided as communal open space (which space may include communal recreation facilities) with minimum dimensions (width and length) of 5.0 metres. PS.334.2 Communal open space readily accessible by all residents. PS.334.3 Landscaping avoids the creation of screens of dense foliage between 0.5 metres and 2.0 metres in height.
SO.335 Private open space is provided as part of each self-contained unit or serviced apartment	PS.335.1 In the case of a self-contained unit, a minimum private open space area of 20m ² with minimum dimensions (width and length) of 3 metres is provided. In the case of a serviced apartment, a minimum private open space area of 9 m ² with a minimum dimension of 2.4 metres is provided.
SO.336 For aged persons accommodation that has more than ten accommodation units, the premises incorporates communal open space with outdoor facilities such as garden shelters or circuit walkways.	<i>No probable solution identified</i>
<i>Services and facilities for residents</i>	
SO.337 On-site recreational facilities are centrally located within the premises.	<i>No probable solution identified</i>
SO.338 The use may incorporate a range of care levels from fully self contained to full nursing care.	<i>No probable solution identified</i>



Column 1—Specific outcomes	Column 2—Probable solutions
SO.339 The aged persons accommodation includes a range of self-contained services and recreational facilities appropriate for the size of the premises and potential number of residents.	<p>PS.339.1 For between 10 and 25 accommodation units, the premises includes a community meeting room that is capable of seating all residents simultaneously and outdoor areas that provide for seating, weather protection, shade and access to winter sunlight.</p> <p>PS.339.2 For more than 25 units, the premises includes the above facilities and also outdoor recreational facilities such as a swimming pool, lawn bowls, tennis court or fitness circuit.</p>

Table 8.13 Specific outcomes and Probable solutions— Multiple Dwellings

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Site suitability</i>	
SO.340 The size and configuration of the site is suited to its use and any associated works including— <ul style="list-style-type: none"> i. building work; ii. vehicle parking, manoeuvring and access; iii. landscaping, screening or buffering; iv. waste management; and, v. managing potable water and waste water. 	<p>PS.340.1 When located in the Higher Density Residential Precinct, the site has an area of not less than 2000 m² and a frontage of not less than 40 metres.</p> <p>PS.340.2 When not in the Higher Density Residential Precinct but located in a declared service area (sewerage) as identified on map series INFRA 1, the site has an area of not less than 1500 m² and a frontage of not less than 25 metres.</p> <p>PS.340.3 When located in other than a declared service area (sewerage) as identified on map series INFRA 1, or the Higher Density Residential Precinct, the site has an area of not less than 2000 m² and a frontage of not less than 25 metres.</p> <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</i></p>

Column 1—Specific outcomes	Column 2—Probable solutions
<i>On-site Open Space</i>	
<p>SO.341 Adequate landscape and recreation areas are provided on-site and are—</p> <ul style="list-style-type: none"> i. useable and clear of obstacles including clothes hoists, balconies, accessways, parking spaces and garbage receptacles; ii. clearly defined; and iii. safe and attractive 	<p>PS.341.1 Ground level open space is at least 30% of the site area, not including vehicle parking or manoeuvring areas.</p>
<p>SO.342 Landscape and recreation areas satisfy communal and private open space functions.</p>	<p>PS.342.1 Where there are above ground units, ground level open space is provided as communal open space that—</p> <ul style="list-style-type: none"> i. has a minimum dimension of 5 metres; ii. has an area not less than 15% of the site area; iii. is readily accessible to all residents; iv. is subject to passive surveillance from dwellings on the site; v. has a gradient not exceeding one in ten; vi. is clearly delineated by fences less than 1.3 metres high or landscaping from any private areas of the site. <p>AND</p> <p>PS.342.2 Ground level open space is provided as private open space for each ground floor dwelling unit where—</p> <ul style="list-style-type: none"> i. an area of at least 25 m² is provided for each such dwelling unit with a minimum dimension of 4 metres; and ii. one part of the ground level private open space has a minimum area of 16m² with a minimum dimension of 4 metres and is directly accessible from a living area of the dwelling; and iii. screening is provided to ensure privacy for users of the private open space. <p>PS.342.3 Above ground open space (additional to ground level open space) is provided for each dwelling unit above the ground floor</p>



Column 1—Specific outcomes	Column 2—Probable solutions
	in the form of a balcony or rooftop area accessible from a main living area, having a minimum area of 10 m ² with a minimum dimension of 2 metres.
<i>Access and design</i>	
SO.343 Each building facade incorporates windows and at least one pedestrian entry connecting the footpath and an entry foyer.	<i>No probable solution identified</i>
SO.344 The design and finish of carports and garages is compatible with the main building.	<i>No probable solution identified</i>

Table 8.14 Specific outcomes and Probable solutions— Relocatable home parks

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Site suitability</i>	
SO.345 The size and configuration of the site is suited to accommodate the tourist park, landscaped buffer areas and ancillary amenities and facilities.	<p>PS.345.1 The site area is not less than 2ha.</p> <p>PS.345.2 The site has an average depth to width ratio that does not exceed four to one (4:1).</p> <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</i></p>
<i>Internal site layout</i>	
SO.346 Individual relocatable home sites are equipped to ensure orderly and convenient use and servicing.	<p>PS.346.1 The area allocated to accommodate each individual relocatable home—</p> <ul style="list-style-type: none"> i. is at least 200 m²; ii. is accessible only from an internal accessway; iii. has a frontage of at least 13 metres to any internal accessways; iv. contains a private open space area of at least 30 m², with a minimum length and width of three metres; v. is connected to electricity, telecommunication, water, sullage and underground drainage; and

Column 1—Specific outcomes	Column 2—Probable solutions
	vi. is delineated on the ground and prominently numbered.
<p>SO.347 Buildings are setback from the internal accessways and the side and rear boundaries of the individual relocatable home areas, having regard to—</p> <ul style="list-style-type: none"> i. the efficient use of the individual area; and ii. the amenity of the relocatable home park. 	<p>PS.347.1 Relocatable homes and associated structures are set back not less than three metres from an internal accessway frontage and not less than 3.0 metres from the side and rear site boundaries.</p>
<p>SO.348 The internal movement network provides safe and convenient vehicular (including service and emergency vehicle) and pedestrian movement.</p>	<p>PS.348.1 For internal accessways—</p> <ul style="list-style-type: none"> i. the carriageways are not less than 5.5 metres wide; ii. the total width of carriageway and verges is not less than 9 metres with a minimum verge at any point of 1.5 metres; iii. a turning bay at the end of the internal accessway is provided that is capable of allowing conventional service trucks to reverse with a maximum of two movements; and iv. adjacent to all internal accessways, combined pedestrian/cycle ways of 1.2 metres width or a pedestrian pathway of 1.0 metres width is provided that enables a continuous travel path in accordance with AS1428 “Design for access and mobility”.
<i>Amenity</i>	
<p>SO.349 Development—</p> <ul style="list-style-type: none"> i. adds visual interest to the streetscape; ii. avoids presenting any buildings to the street in a bulky, stark or visually intrusive manner; and iii. provides for not less than 10% of the site to be landscaped. 	<p>PS.349.1 Landscaping 6.0 metres wide adjoins all road frontages; and</p> <p>PS.349.2 Landscaping 3.0 metres wide adjoins all other boundaries of the site.</p>



Column 1—Specific outcomes	Column 2—Probable solutions
<i>On-site Open Space</i>	
SO.350 Communal open space is provided that is— <ul style="list-style-type: none"> i. useable and clear of obstacles including clothes lines, accessways, parking spaces, vehicle manoeuvring areas and garbage receptacles; ii. clearly defined; iii. safe and attractive; and iv. available for recreational use by all occupants. 	PS.350.1 Communal open space is not less than 5% of the site area (excluding required landscape buffer areas) with an average dimension of not less than 5.0 metres; and PS.350.2 Communal open space includes a fenced children's playground that incorporates play equipment; and PS.350.3 Communal areas are lit.

Table 8.15 Probable Solutions—Minimum Setback Distances from Site Boundaries or features

Building Height	Setback from Boundary type / feature			
	Side boundary (metres)	Rear boundary (metres)	Street frontage (metres)	If the site is affected by the building setback line shown on Figure Sch 9-1
Up to 4.5 metres	2.5	6.0	6.0	6.0m from the building setback line
More than 4.5 metres to 7.0 metres	3.0	7.0	6.0	6.0m from the building setback line
Above 7.0 metres	3.5	8.0	6.0	6.0m from the building setback line

Division 11—Home-based Business Code

8.12 Home-based Business Code

8.12.1 Composition of the Home-based Business Code

- (1) The following provisions comprise the Home Based Business Code—
 - (a) Purpose of the code (Section 8.12.2); and
 - (b) Specific outcomes and acceptable solutions or probable solutions (Section 8.12.3).

8.12.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Home-based Business Code.
- (2) The overall outcomes for the Home-based Business Code are—
 - (a) Home-based Businesses do not detract from the amenity or character of the locality;
 - (b) Home-based Businesses allow residents in the local government area to work or carry on a low impact business from their place of residence.

8.12.3 Specific outcomes and acceptable solutions or probable solutions

Table 8.16 Specific outcomes and solutions—Home-based Business

Column 1—Specific outcomes	Column 2—Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Amenity and Character of Area</i>	
SO.351 The operation of the Home-based Business does not compromise the amenity of the locality.	PS.351.1 If not providing visitor accommodation ³⁸ , the hours of operation are limited to between 7.00 am to 7.00pm weekdays and 7.00 am to 1.00 pm Saturdays with

³⁸ 'Visitor accommodation' includes Bed and Breakfast, Farm Stay or similar short term accommodation



Column 1—Specific outcomes	Column 2—Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
	<p>no operation on Sundays or public holidays.</p> <p>PS.351.2 Customers, if the use does not provide visitor accommodation, do not visit the Home-based Business at the following times—</p> <ul style="list-style-type: none"> i. Monday to Friday – before 8.30am or after 5.00pm ii. Saturday – before 8.30am or after 12.00 noon iii. Any time on Sundays or Public Holidays. <p>PS.351.3 Any noise produced by the use does not exceed the background noise level by more than 3db(A) (measured as the adjusted background sound pressure level at the property boundary).</p> <p>PS.351.4 The activity does not emit odours or dust beyond the property boundary.</p>
SO.352 The Home-based Business ensures that the neighbourhood character is maintained.	<p>PS.352.1 The use is conducted within—</p> <ul style="list-style-type: none"> i. a detached dwelling; or ii. for a child care facility, swimming or tennis instructors, and car parking areas only — the boundaries of the site.
SO.353 Advertising devices associated with the activity do not adversely impact on the amenity of the area and are located, scaled and designed to complement the appearance of the building to which they are attached	<p>PS.353.1 A maximum of one advertising device having a total area of not greater than 0.5 m² may be provided for each site on which a Home-based Business operates.</p> <p>PS.353.2 The advertising device does not obscure the outline of the building or any of its architectural features including the roofline, verandahs or windows.</p> <p>PS.353.3 Advertising devices are not artificially illuminated.</p>
SO.354 The Home-based Business is low key in nature, size and employment.	<p>PS.354.1 The Home-based Business—</p> <ul style="list-style-type: none"> i. is conducted only within a building (except if a child care facility, swimming or tennis instructor); and ii. does not occupy more than 40m² GFA (except where commercial guest

Column 1—Specific outcomes	Column 2—Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
	<p>accommodation); and</p> <ul style="list-style-type: none"> iii. does not employ more than 1 equivalent full time person who is not a resident of the associated dwelling; and iv. in zones other than the Urban Residential Zone — for the purpose of visitor accommodation, does not accommodate at any one time more than 8 visitors or 4 guest rooms other than in the Urban Residential Zone; and v. when the use is located In the Urban Residential Zone — for the purpose of visitor accommodation, does not accommodate more than 4 visitors or provide more than 2 guest rooms for paying guests; and vi. if a child care facility, has no more than 4 children on the premises at any one time being provided with child care (excluding resident children); and vii. if providing swimming or tennis tuition, has no more than 3 pupils on the premises at any one time; and viii. does not involve the display or storage of goods outside of a building; and ix. does not involve retail sales direct to the public; and x. does not involve the storage, repair, maintenance, fitting of accessories or parts, servicing, painting or detailing of vehicles or vehicle components; and xi. does not involve the hiring out of articles, goods, materials or vehicles.
<p>SO.355 The Home-based Business does not impose a load on public utilities that is greater than that anticipated in the zone within which the Home-based Businesses is carried out.</p>	<p><i>Not applicable for self-assessable development and no probable solution identified</i></p>



Column 1—Specific outcomes	Column 2—Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Traffic, car parking and access</i>	
SO.356 Traffic generation and car parking from Home-based Businesses and their commercial/service vehicles and associated visitors have a minimal impact on the amenity of the locality.	PS.356.1 Except for visitor accommodation, the use does not generate a total of more than 8 vehicle movements per day. PS.356.2 On-site car parking in accordance with Table 8.24 is provided. PS.356.3 Parking areas are sealed. PS.356.4 Not more than one service vehicle travels to the site per week. PS.356.5 The Home-based Business does not involve use of or visits by vehicles with a capacity exceeding 2 tonnes. PS.356.6 Loading and unloading activities are undertaken from within the site and during operating hours. PS.356.7 When located on a principal local government road or a state-controlled road, all vehicles associated with the use are able to enter and leave the site in a forward direction.

Division 12—Landscaping Code

8.13 Landscaping Code

8.13.1 Composition of the Landscaping Code

- (1) The following provisions comprise the Landscaping Code—
- (a) Purpose of the code (Section 8.13.2); and
 - (b) Specific outcomes and probable solutions (Section 8.13.3).

8.13.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Landscaping Code.
- (2) The overall outcomes sought for the Landscaping Code are to—
- (a) maintain and strengthen the green subtropical character of the local government area;

- (b) create aesthetically pleasing, safe and functional environments for people to live, work, visit and invest in;
- (c) ensure that landscaping complements the built environment in terms of scale and composition;
- (d) ensure that significant on-site vegetation is retained, protected and integrated into development design;
- (e) provide landscaping that—
 - (i) contributes to the safety and security of the community; and
 - (ii) respects local climatic, landform and water conditions; and
 - (iii) satisfies the requirements of utility providers; and
 - (iv) introduces shade; and
 - (v) is easily maintained; and
 - (vi) protects motorists' and pedestrians' sight lines at road intersections; and
 - (vii) that does not adversely affect or encroach upon Electricity Works.

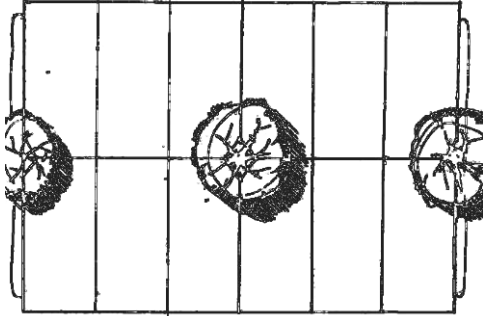
8.13.3 Specific outcomes and probable solutions

Table 8.17 Specific outcomes and probable solutions—Landscaping

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Streetscape, character and planting</i>	
SO.357 Species selected are suitable for the local environment and position on the site.	PS.357.1 Species selection is consistent with <i>Landscaping and Landscape Plans Planning Scheme Policy</i> .
SO.358 Landscaping creates a sense of place or specific character, is functional and provides long term visual interest through using— <ul style="list-style-type: none"> i. vegetation that provides visual interest through form, texture and variations in seasonal colour; and ii. a combination of trees, shrubs and ground covers; 	<i>No probable solution identified</i>
SO.359 Where a street or a locality has a specific character derived from existing vegetation,	<i>No probable solution identified</i>



Column 1—Specific outcomes	Column 2—Probable solutions
similar species are planted on site and on the street (except where the existing species are listed in a planning scheme policy as undesirable).	
SO.360 Landscaping is consistent with the established landscape character of the area and retains existing vegetation, including street trees.	PS.360.1 Existing trees are retained and integrated into the development. PS.360.2 Established significant vegetation that is removed or damaged is replaced with mature vegetation.
SO.361 Landscaping along the frontage of the site enhances the aesthetic appeal of the site.	PS.361.1 Shade or rounded canopy trees are located so as to cast a minimum of 50% shade to the frontage of the site within 5 years of planting; and PS.361.2 Shrubs screen blank walls or undesirable features (such as refuse receptacle storage areas); and PS.361.3 Low shrubs and ground covers allow for complete coverage of unsealed ground.
SO.362 Landscaping along residential boundaries retains privacy between adjoining residences and enhances the visual appearance of the development.	PS.362.1 Landscaping along side and rear boundaries incorporates columnar trees at a minimum of 1 tree for every 3 metres length of that portion of the boundary immediately adjacent to the building.
SO.363 Landscaping is fit for its intended purpose and is suited to the soils, drainage, nearby infrastructure, and microclimate of the site.	PS.363.1 New planting maximises exposure of buildings to the prevailing north-east to south-east summer breezes and the north-east winter morning sun; and PS.363.2 Play areas are substantially shaded between the hours of 10:00am and 2:00pm during summer months; and PS.363.3 Endemic species are selected to minimise maintenance and for longevity; and PS.363.4 Water infiltration opportunities are maximised through— i. draining ground level hard surfaced areas toward permeable surfaces; and ii. minimising the extent of impervious surface finishes on the site; and PS.363.5 species with invasive roots are not used; and PS.363.6 Rounded canopy trees are planted at

Column 1—Specific outcomes	Column 2—Probable solutions
	<p>regular intervals throughout car parking areas, driveways and internal roadways; and</p> <p>PS.363.7 A minimum of one shade tree is provided for every 6 car parking spaces as illustrated below; and</p> <p>Figure 8.2 Car Park Shade Trees</p>  <p>PS.363.8 Trees within car parking areas are protected by raised kerbs, wheel stops or bollards.</p>
<p>SO.364 Landscaping assists in reducing adverse impacts on adjacent sites and adverse impacts from roads.</p>	<p>PS.364.1 Landscaping is provided in accordance with Table 8.18.</p>
<p><i>Ecological values</i></p>	
<p>SO.365 The ecological values of the site or adjoining land are enhanced or maintained, including through the use of landscape buffering adjacent to the edges of any significant remnant vegetation.</p>	<p>PS.365.1 Where a site is located directly adjacent to a dunal area, planting within the area of the site that is seaward of any built structures incorporates a primary planting framework of local native dunal species to reinforce and enhance the natural dunal edge.</p>
<p>SO.366 In the Potential Salinity Hazard Area identified on Maps NHA3.1 to NHA3.16 landscaping is designed to—</p> <ul style="list-style-type: none"> i. stabilise salinised areas; ii. avoid discharge into salinised areas or areas prone to salinity; and iii. avoid recharging groundwater. 	<p><i>No probable solution identified</i></p>



Column 1—Specific outcomes	Column 2—Probable solutions
<i>Safety</i>	
SO.367 Tree location and species selection accommodates vehicle and pedestrian sight lines.	PS.367.1 Where trees are planted near street corners or driveway junctions with roads, they have a minimum 1.8 metre high clear trunk at planting stage.
SO.368 Landscaping does not increase bushfire hazard on the land.	PS.368.1 Fire-retardant species are planted in areas of bushfire hazard.
SO.369 Landscaping enhances personal safety and reduces the potential for crime and vandalism, including through— i. enabling visibility and passive surveillance; ii. restricting opportunities for persons to conceal themselves; iii. provision of lighting.	PS.369.1 The use of extensive lengths of dense shrubby vegetation over 1.0 metres in height is minimised along street frontages and adjacent to open space areas.
<i>Utilities and services</i>	
SO.370 The location and type of planting does not interfere with the function or accessibility of infrastructure services or community facilities.	PS.370.1 Plant species are selected and sited taking into consideration the location of overhead and underground services.
SO.371 Landscaped areas are provided with an irrigation system that is suitable for the landscaped area.	<i>No probable solution identified</i>

Table 8.18 Additional probable solutions

Column 1 Zone						Column 2 Applicable circumstances	Column 3 Probable solutions ³⁹
Hinterland Residential	Rural	Business	Community	Industrial	Urban Residential		
		Yes	Yes			Where the lot abuts land used for a residential purpose or land included in a residential zone	A landscaped buffer not less than 2.0 metres wide is provided along the full length of boundaries common to land used for a residential purpose or land in a residential zone.
		Yes		Yes		If the lot does not abut a State-controlled road or a Principal Local Government Road and is not in the <i>Bargara Recreational Business Precinct</i>	Landscaping not less than 2.5 metres wide is provided along the full length of the road frontage, other than at approved access points.
Yes	Yes	Yes		Yes	Yes	If the lot abuts a State-controlled road or a Principal Local Government Road and is not in the <i>Bargara Recreational Business District</i>	Landscaping not less than 5.0 metres wide is provided along the full length of the road frontage, other than at approved access points.

³⁹ Column 3 identifies minimum landscaped setback distances. Where another provision in this planning scheme identifies a greater distance, that greater distance shall prevail.



Division 13—Reconfiguring a Lot Code

8.14 Reconfiguring a Lot Code

8.14.1 Composition of Reconfiguring a Lot Code

- (1) The following provisions comprise the Reconfiguring a Lot Code—
 - (a) Purpose of the code (Section 8.14.2); and
 - (b) Specific outcomes and probable solutions (Section 8.14.3).

8.14.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Reconfiguring a Lot Code.
- (2) The overall outcomes for the Reconfiguring a Lot Code are—

General—

- (a) a range of lot sizes are provided in residential areas to meet the requirements of people with different housing needs and provide housing choice;
- (b) lot area and configuration are suitable for the intended use or probable uses having regard to—
 - (i) physical and environmental characteristics (including soil conditions, slope, drainage lines, vegetation cover);
 - (ii) frontage to a road;
 - (iii) vehicular access; and
 - (iv) capacity of the lot to sustain the on-site waste water disposal without adverse effects on ground or surface water, or on human health;
- (c) adequate clearances are provided between existing buildings, effluent disposal and reposition areas and new boundaries;
- (d) the reconfiguring does not result in increased risk to life or property as a result of flooding, landslip,

bushfire or other natural hazard, having regard to the likely subsequent use of the land;

- (e) access to lots is not likely to create or exacerbate a traffic problem or adversely affect the function of a road;
- (f) the reconfiguring does not fragment Good Quality Agricultural Land (Class A or B) into uneconomical lot sizes or compromise the productivity of Good Quality Agricultural Land;

If an increase in the number of lots—

- (g) where within the declared service area for water or sewerage and where stormwater drainage services can be made available by the local government, lots are or will be connected by the proponent in a cost-effective manner;
- (h) the reconfiguring does not compromise the existing or future development of adjoining land;
- (i) the reconfiguring protects and enhances residential amenity and character;
- (j) the reconfiguring does not—
 - (i) reduce biological diversity,
 - (ii) reduce the capacity of ecosystems,
 - (iii) cause or lead to reduced air or water quality, or
 - (iv) degrade soils.
- (k) environmental values are not compromised;
- (l) a range of lot sizes provides for different industrial activities in industrial zones;
- (m) the winning of known mineral and extractive resources is not compromised.



8.14.3 Specific outcomes and probable solutions

Table 8.19 Specific outcomes and probable solutions—Reconfiguring a Lot

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Lot Size</i>	
<p>SO.372 Lots have an appropriate area and dimensions for—</p> <ul style="list-style-type: none"> i. the siting and construction of potential buildings and structures, including having regard to the potential for natural hazards; ii. the provision of outdoor recreation space and landscaping; iii. convenient vehicle access and parking; iv. other services and facilities required for the use; and v. in other than declared service area (sewerage) as identified on map series INFRA 1, the sustainable on-site disposal of waste water having regard to soil conditions, ground water and topography so as to not adversely affect ground or surface water, or human health and provides appropriate separation for bores or wells used for domestic purposes.. 	<p>PS.372.1 Each lot has an area and dimensions not less than the minimum identified as applicable to the land in Schedule 5.</p> <p>PS.372.2 A building area is available that—</p> <ul style="list-style-type: none"> i. if the development is for residential purposes in a location other than the Small Lot Detached Dwellings Precinct — is a minimum of 20m x 20m; ii. if in the Small Lot detached Dwellings Precinct — is a minimum of 15m x 15m; iii. has a maximum slope of natural level less than 15%. <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</i></p>
<p>SO.373 Lot configuration, including lot size, dimensions and road layout, reflects the prevailing subdivision character of the area—</p> <ul style="list-style-type: none"> i. if in the Coastal towns planning area— of urban development predominately residential in nature; ii. if in the Rural Zone—of large rural lots suitable for sustainable agriculture; and iii. if in the Hinterland Residential Zone— of rural living on large residential lots in a rural setting. 	<p>PS.373.1 If in the Rural Planning Area, lots are generally rectangular in shape with a maximum frontage to depth ratio of 1:4.</p> <p>PS.373.2 Each lot has an area and dimensions not less than the minimum identified as applicable to the land in Schedule 5.</p>
<p>SO.374 Lot size and dimensions enable buildings to be sited to—</p> <ul style="list-style-type: none"> i. protect natural or cultural features; ii. address site constraints including 	<p><i>No probable solution identified</i></p>

Column 1—Specific outcomes	Column 2—Probable solutions
<p style="text-align: center;">slope, soil erosion, flooding, drainage and bushfire risk; and</p> <p>iii. retain special features such as trees and views.</p>	
<p>SO.375 In the Rural Zone, the reconfiguration does not fragment Class A or Class B Good Quality Agricultural Land into uneconomical lot sizes.</p>	<p>PS.375.1 Each lot has an area and dimensions not less than the minimum identified as applicable to the land in Schedule 5.</p> <p><i>Note — When assessing development which does not comply with the minimum lot sizes in Schedule 5, Council will have regard to the matters contained within the Reconfiguration of Good Quality Agricultural Land Planning Scheme Policy.</i></p>
<p>SO.376 If realigning the boundaries of a lot—</p> <p>i. the useability of all lots affected is maintained or improved; and</p> <p>ii. the standard of access to all lots affected is maintained or improved and has regard to:</p> <p style="margin-left: 20px;">a the function of the road to which access is gained; and</p> <p style="margin-left: 20px;">b the safe operation of the road network; and</p> <p style="margin-left: 20px;">c the physical constraints of the site.</p>	<p><i>No probable solution identified</i></p>
<i>Lot Layout</i>	
<p>SO.377 The street and lot orientation and lot dimensions facilitate the siting and design of buildings to take advantage of micro-climatic conditions and allow adequate winter solar access and access to summer breeze.</p>	<p><i>No probable solution identified</i></p>
<p>SO.378 The reconfiguration does not adversely impact or introduce the potential to adversely impact on the drainage of the subject or adjacent land.</p>	<p>PS.378.1 Development complies with the <i>Stormwater Management Planning Scheme Policy</i>.</p>
<p>SO.379 The reconfiguration is designed to enable integration with likely future development of adjoining land, having regard for infrastructure, pedestrian paths, bikeways, public transport networks and open space networks.</p>	<p><i>No probable solution identified</i></p>
<p>SO.380 In bushfire prone areas, provision is made in lot layout for alternative emergency evacuation.</p>	<p><i>No probable solution identified</i></p>



Column 1—Specific outcomes	Column 2—Probable solutions
SO.381 In the Urban Residential Zone, lot frontages address the street to facilitate personal and property security, casual surveillance of footpaths and to deter crime and vandalism.	PS.381.1 Lot frontages comply with the minimum requirements identified as applicable to the land on Schedule 5. PS.381.2 New lots are not battleaxe or hatchet shaped allotments and are not accessed by easement.
SO.382 In the Industrial Zone, lot design and layout provides a mix of lot sizes to enable a variety of industrial landuses.	<i>No probable solution identified</i>
<i>Road System</i>	
SO.383 All new roads within and abutting the site provides satisfactory internal and external connections for vehicle, pedestrian and cycle movements.	<i>No probable solution identified</i>
SO.384 The design and construction of each new road is suitable for its primary function in the local government area's road network.	PS.384.1 New roads comply with the <i>Development Works Planning Scheme Policy</i> .
SO.385 Safe and convenient vehicular access is available to all lots.	<i>No probable solution identified</i>
SO.386 A network of walk/bikeways is provided to encourage walking and cycling in accordance with— i. identification of opportunities to link pedestrian and cyclist destinations such as schools, shopping centres, open space areas, public transport stops along the safest, most direct and convenient routes; ii. needs of likely users eg school children, parents with prams, the aged or mobility impaired people; and iii. pedestrian and cyclist safety.	PS.386.1 Bikeways are constructed and designed in accordance with <i>Austrroads Part 14—Bicycles</i> .
<i>Open Space</i>	
SO.387 If an increase in the number of lots intended for residential, commercial or industrial use, appropriate and adequate parkland is provided.	PS.387.1 10% of the site is made available as public open space that meets the needs of the community and the nominated desired standards of service.
SO.388 Parkland suitable for recreational use is provided that is useable, accessible and safe.	PS.388.1 The standards, locations and facilities provided in parkland are in accordance with those stated in Table 8.20.
SO.389 Parkland contains appropriate facilities and services including— i. car parking areas; ii. shade and shelters with a minimum	<i>No probable solution identified</i>

Column 1—Specific outcomes	Column 2—Probable solutions
<ul style="list-style-type: none"> area of 10m²; iii. adequate lighting; iv. play equipment meeting Australian Standards; v. water connections for adequate maintenance; vi. seating; vii. internal walking and cycle paths with connections to adjacent land uses and the street network; viii. a surface and profile that allows for a diverse range of recreation opportunities; ix. bicycle racks; x. access for maintenance; and xi. appropriate landscaping. 	
<p>SO.390 Pedestrian paths provide connections between parks and trip origins such as residential areas and business uses.</p>	<p><i>No probable solution identified</i></p>
<p>SO.391 Land made available for public open space is not—</p> <ul style="list-style-type: none"> i. below the Q5 localised flood level; or ii. contaminated; or iii. covered by a powerline easement. 	<p><i>No probable solution identified</i></p>
<p><i>Infrastructure</i></p>	
<p>SO.392 Each lot is connected to or has the capacity to have provided within it—</p> <ul style="list-style-type: none"> i. an adequate potable water supply; and ii. a sustainable effluent disposal system that does not adversely affect ground or surface water, or human health; and iii. adequate provision for drainage. 	<p>PS.392.1 Lots within a declared service area (water) as identified on map series INFRA 1 are connected to the reticulated water service.</p> <p>PS.392.2 Lots within a declared service area (sewerage) as identified on map series INFRA 1 are connected to the reticulated sewerage system.</p> <p>PS.392.3 Lots not in the declared service area (water) as identified on map series INFRA 1 have a potable water supply with a minimum capacity of 45 000L.</p> <p><i>Note—When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development</i></p>



Column 1—Specific outcomes	Column 2—Probable solutions
	<i>to appropriately manage waste water.</i>
<i>Buffers</i>	
SO.393 The reconfiguring includes a fuel-modified buffer that has been selectively cleared where necessary and landscaping is designed and provided to protect buildings and not increase the level of bush fire risk.	<i>No Probable Solution Identified</i>
SO.394 Reconfigured lots are located and configured so as to enable development— <ul style="list-style-type: none"> i. that is exempt or self-assessable under this planning scheme to be carried out with separation distances or buffering between it and any nearby incompatible land uses; and ii. to ensure that a buffer area is provided to reduce impacts between urban development and the marine environment and protect areas which contain sensitive ecosystems or areas of scenic or aesthetic value. 	PS.394.1 A minimum of 60 metres is provided between a residential lot and the Industrial zone. PS.394.2 Lots are configured so that subsequent works and uses are more than 100 metres from the highest astronomical tide or 50 metres from the upper creek bank of a fresh waterway. PS.394.3 Buffers to rural uses are in accordance with Planning Guidelines—Separating Agricultural and Residential Land Uses.

Table 8.20 Standards for Park and Open Space

<i>Hierarchy</i>	<i>Active Informal (A)</i>	<i>Sporting (S)</i>	<i>Foreshore/Riparian (F)</i>	<i>Civic/Cultural (C)</i>	<i>Natural (N)</i>
All— Topography & Flooding	Min. 75% of area with gradient less than 10%; All above Q ₂ , min. 50% above Q ₂₀ ; buildings & sporting infrastructure above Q ₁₀₀ ;		Min 50% of area with gradient less than 15%; buildings above Q ₁₀₀ & HAT + storm surge	Car parks above Q ₂₀ , Buildings above Q ₁₀₀	Car parks above Q ₂₀ , buildings above Q ₁₀₀
<i>Management</i>	Mixed intensive/informal landscape, open areas capable of being mown	Mainly intensive sportsfield, open areas capable of being mown	Natural water's edge + Mixed intensive/informal landscape	Formal landscape, open areas capable of being mown	Nature conservation + visitor use
Regional (R) — <i>Size and Catchment</i>	RA—30 ha (min dimension 100m) within 40km	RS—As required (min dimension 100m)	RF—Opportunity-based Min 20 ha and 100m width	RC—Opportunity-based	RN—Opportunity-based, Min 50 ha/100m corridor width
<i>Provision (1 per x people in Bundaberg and Burnett)</i>	1:20,000 1 on each side of river	1:35,000 ³	1:50,000 ⁴ at least 1 on each side of river	1:50,000 at least 1 in Burnett Shire	As required at least 1 on each side of river
<i>Access and Co-location</i>	Arterial road, major bus route, visible from major transport routes, linked to commercial centre, community/cultural centre and other open space		Arterial road, major bus route, linked to commercial centre. RF to be co-located with boat ramp or opportunity for water access.		Vehicle/boat access to within 100m of a visitor access point
<i>Parking</i>	300 cars	400 cars, coaches	300 cars, 20 boat trailers	200 cars, coach	50 cars
<i>Facilities</i>	Informal play	Sports courts,	Boat ramps, fish	Signage,	Signage,

<i>Hierarchy</i>	<i>Active Informal (A)</i>	<i>Sporting (S)</i>	<i>Foreshore/Riparian (F)</i>	<i>Civic/Cultural (C)</i>	<i>Natural (N)</i>
	areas, skateboard, playgrounds, BBQ and picnic areas, kiosk, shelter sheds, toilets, special events area, semi-natural area with trails, water feature	ovals, spectator mounds/seating, clubrooms, storage sheds, skateboard, playgrounds, BBQ and picnic areas, kiosk, shelter sheds, toilets.	cleaning facilities, plus "Active Informal" facilities; generally no spill of bright lights to foreshore turtle rookery areas.	interpretation.	interpretation, toilets, water, fireplaces, camping sites and firewood where appropriate.
<i>District (D)</i> <i>Size and Catchment</i>	DA —5ha (min dimension 50m) within 1.5km	DS —10ha (min dimension 50m) within 1.5km	DF —Opportunity-based: Min 5ha and 50m width	DC —Opportunity-based	DN —Opportunity-based, Min 10ha/30m corridor width
<i>Provision—Urban (1 per x people in Burnett Shire)</i>	1:8,000 at least 1 on each side of river.	1:8,000 at least 1 on each side of river	1:8,000 at least 1 foreshore and 1 riparian on each side of river	At least 1 on each side of river	At least 1 on each side of river
<i>Access and Co-location</i>	On and visible from arterial/collector road, linked to schools, district commercial centres, not under HV power lines		On and visible from arterial/collector road; DF to be co-located with boat ramp or opportunity for water access		Vehicle/boat access for visitors
<i>Parking</i>	100 cars	50 cars, coach	100 cars, 10 boat trailers	20 – 50 cars	20 cars
<i>Facilities</i>	Informal Play areas, skateboard, playground, BBQ and picnic areas, shelter sheds, toilets, special events area.	Sports Courts, ovals, clubroom, skateboard, playgrounds, BBQ areas, shelter sheds, toilets.	Boat ramps, fish cleaning facilities plus "Active Informal" facilities; generally no spill of bright lights to foreshore turtle rookery areas.	Hall, signage, interpretation	Signage, interpretation, toilets, water, fireplaces, camping sites and firewood where appropriate
<i>Provision—Semi-rural and Rural/natural</i>	1:4,000	1:4,000	1:4,000	1:2,000 at least 1 hall in each non-urban District Precinct	1:2,000
<i>Access and Co-location</i>	On and visible from main road, linked to schools, shops, not under HV lines				
<i>Facilities</i>	Informal Play areas, playground, BBQ and picnic areas, shelter sheds, toilets, special events area.	Sports Courts, ovals, clubroom, skateboard, playgrounds, BBQ areas, shelter sheds, toilets.	BBQ and picnic areas, shelter sheds, toilets	Hall, signage, interpretation	Signage, interpretation, toilets, water, fireplaces, camping sites and firewood where appropriate
<i>Neighbourhood (N)</i> <i>Size and catchment</i>	NA —1 Ha (min dimension 20m ⁹)	NS —1.2-3 ha (min dimension 20m ⁹) within 500m	NF —Opportunity-based: Min 1 ha and 20m width ⁹	NC —Opportunity-based	NN —Opportunity-based, Min 2ha/20m corridor width ⁹
<i>Provision—Urban (1 per x people)</i>	1:2,000	1:2,000	1:2,000	At least 1 in each District Precinct	N/A



<i>Hierarchy</i>	<i>Active Informal (A)</i>	<i>Sporting (S)</i>	<i>Foreshore/Riparian (F)</i>	<i>Civic/Cultural (C)</i>	<i>Natural (N)</i>
<i>Access and Co-location</i>	On and visible from main road, linked to schools, shops; with safe pedestrian/cyclist crossings of any main road, not under HV lines				Conventional vehicle access
<i>Parking</i>	20 cars	30 cars	30 cars, 5 boat trailers	10 cars	10 cars
<i>Facilities</i>	Informal play areas, playground, BBQ and picnic areas, shelter shed, toilets	Sports courts, playgrounds, BBQ areas, shelter sheds, toilets	BBQ and picnic areas, shelter sheds, toilets	Signage, interpretation	Signage, interpretation
<i>Provision—Semi-rural and Rural/natural</i>	The concept of 'neighbourhood' is not appropriate in semi-rural and rural/natural areas. These needs are best accommodated at district level.				
<i>Access and Co-location</i>	On and visible from main road, linked to schools, shops				
<i>Facilities</i>					
Local Urban (L)— Size and Catchment	LA—0.5ha (minimum dimension 15m ⁹) within 500m	N/A ⁸	LF—As required Min 15m width ⁹	N/A ⁷	LN—>1 ha (min dimension 15 m ⁹)
<i>Provision—Semi-rural and Rural/natural</i>	1:500	N/A ⁸	1:500 ⁶	N/A ⁷	1:500
<i>Access and Co-location</i>	Accessible to pedestrians/cyclists without crossing a main road, not under HV power lines		With picnic facilities		Conventional vehicle access
<i>Parking</i>	6 cars	N/A	6 cars	N/A	
<i>Facilities</i>	Informal play areas, playground, shelter shed.		BBQ and picnic areas, shelter shed.		

Notes—

1. *Foreshore/riparian open space (including beaches) may also be Active informal and/or Natural*
2. *Includes community halls*
3. *Most regional sporting needs for Burnett Shire are met in Bundaberg City*
4. *Regional natural and foreshore areas in Burnett Shire also 'serve' the population of Bundaberg*
5. *Regional Natural Open Space needs are related to conservation priorities, not population*
6. *Local Foreshores and Riparian parks may be areas with facilities for Local Active Informal use within District/Regional Foreshore/Riparian parks*
7. *Open space/parkland to protect/designate Civic and Cultural features are appropriately regarded as regional, district or neighbourhood functions, not 'local'*
8. *Local sporting needs are appropriately provided at neighbourhood and district level*
9. *Minimum dimensions (widths) apply unless a linkage function or other benefit can be demonstrated.*

Division 14—Telecommunications Facilities Code

8.15 Telecommunications Facilities Code

8.15.1 Composition of the Telecommunications Facilities Code

- (1) The following provisions comprise the Telecommunications Facilities Code—
 - (a) Purpose of the code (Section 8.15.2); and
 - (b) Specific outcomes and probable solutions (Section 8.15.3).

8.15.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Telecommunications Facilities Code.
- (2) The overall outcomes for the Telecommunications Facilities Code are—
 - (a) the coordinated, cost effective, efficient, and orderly provision of telecommunications infrastructure to meet community needs in a manner that does not compromise environmental and character values;
 - (b) Telecommunications facilities are located, designed and constructed so as to minimise adverse impacts on the natural environment;
 - (c) Telecommunications facilities are located, designed and constructed in a manner that ensures they achieve a high level of visual integration with the surrounding natural or built environment, and do not have a visually obtrusive or dominant impact;
 - (d) Telecommunications facilities are established, operated and maintained to avoid unacceptable risks to community health and safety;



8.15.3 Specific outcomes and probable solutions

Table 8.21 Specific outcomes and probable solutions—Telecommunication Facilities Code

Column 1—Specific outcomes	Column 2—Probable solutions
<i>Environmental Impact</i>	
<p>SO.395 Telecommunications facilities are located, designed and constructed so as to minimise adverse impacts on the natural environment resulting from—</p> <ul style="list-style-type: none"> i. the excessive disturbance or clearing of natural vegetation; ii. soil erosion and sedimentation iii. construction activities 	<p>PS.395.1 Vegetation clearing associated with the establishment of the facility does not extend beyond the installation site and associated power links, parking and access areas.</p> <p>PS.395.2 Vegetated areas outside the installation site and associated parking and access areas disturbed during the construction stage are re-vegetated following construction.</p> <p>PS.395.3 Measures are employed during construction to prevent soil erosion and the flow of sediments into the stormwater system.</p>
<i>Visual Amenity</i>	
<p>SO.396 Telecommunications facilities are located, designed and constructed to ensure they achieve a high level of visual integration with the surrounding natural or built environment, and do not have a visually obtrusive or dominant impact.</p>	<p>PS.396.1 Buildings or structures (excluding perimeter fencing) are setback a minimum of 2m from side and rear boundaries, and a minimum of 3m from any street frontage. (Radio Facilities only)</p>
<p>SO.397 The height and bulk of telecommunications structures is minimised to reduce the visual prominence and ensure the facility does not have an obtrusive or visually dominant impact on the surrounding locality.</p>	<p><i>No probable solution identified</i></p>
<p>SO.398 Where viable from a technical and network design perspective, co-location of facilities is used as a means of reducing cumulative visual impacts associated with the establishment of telecommunications facilities. (Radio Facilities only)</p>	<p><i>No probable solution identified</i></p>
<p>SO.399 Colour and materials are used to improve the visual compatibility of telecommunications facilities with the surrounding natural and/or built environment.</p>	<p>PS.399.1 Telecommunications facilities are constructed of non-reflective materials.</p>

Column 1—Specific outcomes	Column 2—Probable solutions
SO.400 As far as practicable, the design and siting of telecommunication facilities seeks to maximise the use of surrounding landform and vegetation to visually screen and buffer the facility.	<i>No probable solution identified</i>
SO.401 Fencing and/or landscaping is used to screen the facility (at ground level) from adjoining areas used or designated for residential purposes. (Radio Facilities only)	<i>No probable solution identified</i>
SO.402 Where landscaping is used for screening purposes, plant selection, spacing, density and height are sufficient to ensure the facility site is screened within two (2) years of construction. (Radio Facilities only)	<i>No probable solution identified</i>
<i>Public Health and Safety</i>	
SO.403 Telecommunications facilities are established, operated and maintained so as to minimise risks to public health and safety.	<p><i>Enclosure</i></p> <p>PS.403.1 Telecommunications facilities which include "climbable" structures are enclosed by secure perimeter fencing to preclude unauthorised access</p> <p><i>Signage</i></p> <p>PS.403.2 Safety and warning signage is used to provide information on facility related safety issues and to discourage unauthorised access to facility sites</p> <p><i>Electromagnetic Emissions</i></p> <p>PS.403.3 Electromagnetic field emissions associated with the facility are in accordance with the relevant Australian Standard (Radio Facilities only)</p>
<i>Access and Parking</i>	
SO.404 Telecommunications facilities are designed so as to provide adequate and safe access, parking and manoeuvring of vehicles on site.	<p><i>Access</i></p> <p>PS.404.1 An access way of not less than 4.5 metres in width is provided between the facility site and the public road from which the facility is to be accessed. This requirement may be reduced to 3.5 metres where heavy vehicles are not required to access the facility for maintenance purposes (Radio Facilities only)</p> <p><i>Parking</i></p> <p>PS.404.2 For Telecommunications Facilities (Major or Integrated only) a minimum of one (1)</p>



Column 1—Specific outcomes	Column 2—Probable solutions
	<p>vehicle parking space is provided. Such parking space is required to be suitable for use by maintenance vehicles (Radio Facilities only)</p> <p>PS.404.3 Parking areas are designed to enable the safe and efficient manoeuvring of vehicles</p> <p><i>Surface treatments</i></p> <p>PS.404.4 Access and parking areas are constructed, sealed or otherwise treated to enable safe all weather access, and on-site manoeuvring of vehicles.</p>

Division 15—Tourist Park Code

8.16 Tourist Park Code

8.16.1 Composition of the Tourist Park Code

- (1) The following provisions comprise the Tourist Park Code—
- (a) Purpose of the code (Section 8.16.2);
 - (b) Specific outcomes and probable solutions (Section 8.16.3);

8.16.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Tourist Park Code.
- (2) The overall outcomes for the Tourist Park Code are—
- (a) The layout and presentation of a Tourist Park make a positive contribution to the streetscape and to the amenity of the locality;
 - (b) The Tourist Park design provides a high standard of accommodation and recreational facilities for occupants.

8.16.3 Specific outcomes and probable solutions

Table 8.22 Specific outcomes and probable solutions—Tourist Park

Column 1—Specific outcomes	Column 2—Probable solutions
<i>General</i>	
SO.405 The size and configuration of the site is suited to accommodate the tourist park, landscaped buffer areas and ancillary amenities and facilities.	<p>PS.405.1 The site area is not less than 2ha.</p> <p>PS.405.2 The site has an average depth to width ratio that does not exceed four to one (4:1).</p> <p><i>Note -When assessing applications requiring on-site sewerage facilities Council will have regard to the matters contained within the On-site Sewerage Facilities Planning Scheme Policy. Council may request information about the intended methods of wastewater treatment and disposal to assess the ability of the development to appropriately manage waste water.</i></p>
SO.406 Development— <ul style="list-style-type: none"> i. adds visual interest to the streetscape; ii. avoids presenting any buildings to the street in a bulky, stark or visually intrusive manner; and iii. provides for not less than 10% of the site to be landscaped. 	<p>PS.406.1 Landscaping 6.0 metres wide adjoins all road frontages; and</p> <p>PS.406.2 Landscaping 3.0 metres wide adjoins all other boundaries of the site.</p>
SO.407 The reception office, caretaker's residence and convenience facilities (such as convenience stores or laundry) are located in accessible and prominent locations.	<i>No probable solution identified</i>
SO.408 A convenience store or other business activities on the site are to predominantly serve the tourist park residents or visitors.	<i>No probable solution identified</i>
SO.409 Communal open space is provided that is— <ul style="list-style-type: none"> i. useable and clear of obstacles including clothes lines, accessways, parking spaces, vehicle manoeuvring areas and garbage receptacles; ii. clearly defined; iii. safe and attractive; and iv. available for recreational use by all occupants. 	<p>PS.409.1 Communal open space is not less than 5% of the site area (excluding required landscape buffer areas) with an average dimension of not less than 5.0 metres; and</p> <p>PS.409.2 Communal open space includes a fenced children's playground that incorporates play equipment; and</p> <p>PS.409.3 Communal areas are lit.</p>



Column 1—Specific outcomes	Column 2—Probable solutions
SO.410 The internal movement network provides safe and convenient vehicular (including service and emergency vehicle) and pedestrian movement.	PS.410.1 No residential or caravan site has direct access to a local government road or a State-controlled road. PS.410.2 For caravan parks— <ul style="list-style-type: none"> i. the carriageways of internal accessways are not less than 5.5 metres wide; ii. a total width of carriageway and verges is not less than 8.5 metres with a minimum verge at any point of 1.5 metres; and iii. culs-de-sac or “No-Through” roads are not provided where caravan sites for visitors are to be placed.
SO.411 Adequate space and facilities are provided on site for refuse collection and storage and vehicle and bin washing bays.	PS.411.1 Bin storage and collection areas are provided in accordance with the <i>Waste Management Planning Scheme Policy</i>
<i>Caravans, Cabins, Tents</i>	
SO.412 The premises contains sites for caravans, cabins or tents which are— <ul style="list-style-type: none"> i. equipped to ensure the orderly, convenient use and servicing of each site; ii. each delineated on the ground and prominently numbered; and iii. adequate in size and design for parking a car. 	PS.412.1 The area allocated to accommodate each caravan or each cabin— <ul style="list-style-type: none"> i. has a frontage of at least 10.0 metres to any internal accessways; ii. is not less than 100 m² in area; iii. has a concrete pad for the stationing of a caravan and the erection of an annex (for a minimum of 50% of all sites). PS.412.2 Each tent site is not less than 40 m ² . PS.412.3 Each caravan site or cabin is connected with electricity, water and is suitably drained and includes a sullage point. PS.412.4 The camping area has centrally-located— <ul style="list-style-type: none"> i. facilities connected with electricity and water; and ii. suitable site drainage and sullage points.

Column 1—Specific outcomes	Column 2—Probable solutions
SO.413 Laundry, toilet and ablution facilities are conveniently provided for the use of occupants.	<p>PS.413.1 Laundry, toilet and ablution facilities are located within 100 metres of every caravan, cabin or tent site (excepting for those areas for which a private ensuite facility is provided for the exclusive use of occupants).</p> <p>PS.413.2 Laundry, toilet and ablution facilities are located not closer than six metres to any caravan, cabin or tent site.</p>

Vehicle Parking and Access Code

Division 16—Vehicle Parking and Access Code

8.17 Vehicle Parking and Access Code

8.17.1 Composition of the Vehicles Parking and Access Code

- (1) The following provisions comprise the Vehicle Parking and Access Code—
 - (a) Purpose of the code (Section 8.17.2);
 - (b) Specific outcomes and acceptable solutions (Section 8.17.3);

8.17.2 Purpose of the code

- (1) The overall outcomes are the purpose of the Vehicle Parking and Access Code.
- (2) The following are the overall outcomes for the Vehicle Parking and Access Code—
 - (a) uses provide adequate on-site car parking and do not generate excessive parking, manoeuvring or servicing on nearby roads;
 - (b) uses provide safe, efficient and convenient vehicular, pedestrian and cycle access to the site and movement within it;
 - (c) uses provide adequate on-site facilities for servicing by delivery, refuse and other service vehicles; and



- (d) the off-site impacts associated with the manoeuvring and parking of vehicles are within acceptable limits.

8.17.3 Specific outcomes and acceptable solutions or probable solutions

Table 8.23 Specific outcomes and solutions—Vehicle Parking and Access

Column 1—Specific outcomes	Column 2—Acceptable solutions (if self-assessable) and Probable solutions (if code assessable)
<i>Access between a road and a site</i>	
SO.414 All vehicles entering and leaving the site can do so safely and without adversely affecting the efficient functioning of adjacent roads.	PS.414.1 Vehicular access to sites with more than one frontage road is via the least trafficked local government road; and PS.414.2 There are no additional vehicular accesses to State-controlled roads and principal local government roads as identified on map series INFRA 1; and PS.414.3 Not more than one vehicular access connects the vehicular parking and manoeuvring areas (including service delivery areas) with the public road network; and PS.414.4 Vehicle access to the site complies with AS2890.
SO.415 The design and location of vehicle access points enables vehicles to enter and leave the site in a forward direction.	<i>No acceptable solution or probable solution identified</i>
SO.416 Vehicle crossovers are located to allow the safe movement of pedestrians along footpaths.	PS.416.1 Vehicle crossovers are separated from— i. any other vehicle crossover by at least 3 metres; and ii. any side boundary by at least 1.5 metres.
<i>Vehicle parking</i>	
SO.417 Sufficient vehicle parking is provided on the same lot as the proposed use to meet demand for the number and type of vehicles likely to be generated by the development. The number of vehicle parking spaces provided is consistent with the practical opportunities available for shared car parking provision and the operation of alternative transport modes to private motor vehicles.	PS.417.1 Vehicle parking areas are signposted as visitor or customer car parking. PS.417.2 The number of vehicle parking spaces is not less than that identified as applicable to the specific use in Table 8.24.

Column 1—Specific outcomes	Column 2—Acceptable solutions (if self-assessable) and Probable solutions (if code assessable)
<p>SO.418 Vehicle parking areas function satisfactorily, and are constructed and line-marked to be suitable for their intended purpose.</p>	<p>PS.418.1 All vehicle-parking areas are provided on the lot in accordance with <i>Australian Standard AS2890.1 Part 1—Off-Street Car Parking</i> (excepting for sections 4.3 and 4.4 and Appendix C).</p> <p>PS.418.2 Where the development includes a combination of ‘low turnover’ and ‘high turnover’ car spaces (as defined in the Australian Standard), the parking spaces and aisles are designed to the high turnover or Class 3 requirements in <i>Australian Standard AS2890.1 Part 1—Off-Street Car Parking</i>.</p> <p>PS.418.3 Vehicle parking areas are constructed with a hard stand surface to the standards set out in <i>Development Works Planning Scheme Policy</i>.</p> <p>PS.418.4 Signs and line marking are provided in accordance with Queensland Department of Main Roads <i>Manual of Uniform Traffic Control Devices</i>.</p>
<p>SO.419 Tandem vehicle parking is only used in circumstances where no inconvenience arises from its use.</p>	<p>PS.419.1 The number of parking spaces provided in accordance with Table 8.24 is calculated on the basis of a tandem vehicle parking space (i.e. two parking spaces nose to tail) being counted as one space, except in the following cases—</p> <ul style="list-style-type: none"> i. the development is used for a residential use; or ii. the tandem spaces are used by the occupants of the site, in one tenancy; or iii. the vehicle parking area is operated as a public car park with on-site management, in which case a tandem car park may be counted as no more than 1.5 car spaces. <p>PS.419.2 The minimum length of the tandem space is 10.4 metres.</p> <p>PS.419.3 Tandem garages have a minimum internal length of 11 metres.</p>



Column 1—Specific outcomes	Column 2—Acceptable solutions (if self-assessable) and Probable solutions (if code assessable)
<i>Manoeuvring</i>	
SO.420 Suitable on-site manoeuvring and circulation is provided to avoid use of the public road system for movement between different car parking and vehicle service areas in the development.	PS.420.1 Manoeuvring and circulation is provided within the site in accordance with AUSTRROADS AP-34/95 Design Vehicles and Turning Path Templates, <i>AS2890.1—Parking Facilities Part 1 Off Street Parking</i> and <i>AS2890.2—Off Street Parking Part 2 Commercial Vehicles</i> .
<i>Servicing</i>	
SO.421 Uses include adequate on-site provision for loading/unloading and set down areas.	PS.421.1 Loading/unloading and set down areas are provided in accordance with AS2890.2—2002 Parking Facilities Part 2—Off-street Commercial Vehicle Facilities.
SO.422 Uses provide for the required “design service vehicle” to service the development.	PS.422.1 For sites greater than 4,000m ² in area, provision is made for service vehicles in accordance with Table 8.25. <i>OR</i> PS.422.2 Provision is made for service vehicles, in accordance with Table 8.26, for sites less than 4,000m ² in area that require access by service vehicles.
<i>Amenity</i>	
SO.423 Vehicle parking areas are landscaped in a manner that enhances the character of the locality.	PS.423.1 A landscaping strip no less than 2.5 metres wide is provided between the vehicle parking area and all street frontages, and no less than 1.5 metres wide to rear and side boundaries. ⁴⁰ PS.423.2 A landscaping strip no less than 1.5 metres wide is provided between the vehicle parking area and any building or structure. PS.423.3 Shade trees are provided for surface car parks at the rate of 1 tree for each 6 parking spaces as illustrated in PS.363.7. Acceptable species are listed in the <i>Landscaping and Landscape Plans Planning Scheme Policy</i> .

⁴⁰ Where another provision of the planning scheme requires a wider landscaped strip, the other provision shall prevail.

Column 1—Specific outcomes	Column 2—Acceptable solutions (if self-assessable) and Probable solutions (if code assessable)
<p>SO.424 Vehicle parking and manoeuvring areas and traffic generated by the use do not adversely affect amenity or result in an environmental nuisance having regard to—</p> <ul style="list-style-type: none"> i. the appearance of such areas; ii. dust emissions; iii. noise from vehicle movement; and iv. erosion and sediment control. 	<p>PS.424.1 All areas on the site on which vehicles drive are constructed and surfaced to the standards set out in the <i>Development Works Planning Scheme Policy</i>.</p> <p>PS.424.2 Vehicular access between the local government area road network and the site is constructed to the standards set out in the <i>Development Works Planning Scheme Policy</i>.</p> <p>PS.424.3 Development complies with the <i>Stormwater Management Planning Scheme Policy</i>.</p>
<p>SO.425 Off-site lighting and noise impacts of vehicle access and parking areas are within acceptable limits.</p>	<p>PS.425.1 Illumination levels at a distance of 1.5 metres outside of the site boundary do not exceed 8 lux.</p> <p>PS.425.2 Vehicle access or parking does not produce noise exceeding background noise level plus 5db(A) where the site adjoins a noise sensitive place.</p>
<i>Cycles and pedestrians</i>	
<p>SO.426 Adequate provision is made for bicycle parking on the lot.</p>	<p>PS.426.1 For all uses, other than residential uses, where the required vehicle parking provision exceeds 20 parking spaces—the number of bicycle parking facilities provided on the site is not less than that set out in <i>Main Roads Road Planning and Design Manual (Table 5.12)(a)</i>.</p> <p>PS.426.2 Bicycle facilities are designed and constructed in accordance with <i>AS2890.3, Parking Facilities Part 3—Bicycle Parking Facilities</i>.</p>
<p>SO.427 Uses provide safe and convenient pedestrian access from the street and within the site, including from any vehicle parking or set down area to the main entrance of any building by—</p> <ul style="list-style-type: none"> i. including direct pedestrian-only pathways between the footpath, the parking area and the building's main entrance; 	<p><i>No probable solution identified</i></p>



Column 1—Specific outcomes	Column 2—Acceptable solutions (if self-assessable) and Probable solutions (if code assessable)
<ul style="list-style-type: none"> ii. providing a low-speed traffic environment within the site; and iii. installing appropriate lighting, directional signs, and pavement marking, particularly in areas of potential conflict between vehicles and pedestrians. 	

Table 8.24 Car parking—Minimum required number of spaces⁴¹

Column 1 Use	Column 2 Minimum required number of spaces
Bulky goods retail	1 space per 45 m ² of total use area
Business uses (where not otherwise identified in this table)	1 space per 30 square metres of total use area
Caravan park	1 space per caravan site, tent site or cabin
Caretaker's residence	1 covered space
Child care centre	1 space per employee plus on site passenger set down area of 1 space for every 5 children enrolled
Dual occupancy	1 covered space for each dwelling plus 2 additional spaces
Detached Dwelling	1 covered space plus one additional space
Educational establishment	1 space per staff member plus 1 space per 5 students of driving age plus a sealed pick up/set down area for buses at a minimum rate of 1 bus space per 100 students and pick up/set down area for a minimum of 10 cars.
Estate sales office	1 space per 20 m ² of total use area with a minimum of 4 spaces
Food premises (where not otherwise identified in this table)	1 space per 15 m ² of total use area (plus separate queuing for at least 6 vehicles for any proposed drive-through servery area)
Home-based Business	If providing visitor accommodation, 1 space per visitor bedroom in addition to parking for residents and non-resident employees. Otherwise, 1 space in addition to parking for residents.
Hospital	1 space per 4 beds plus 1 space per 2 employees plus 1 space per staff doctor plus a separate area for emergency vehicles

⁴¹ Where a term used in this table is not defined in Schedule 6, it is to have its ordinary meaning in common parlance.

The number of spaces required is to be rounded to the nearest whole number.

Column 1 Use	Column 2 Minimum required number of spaces
Hostel accommodation	1 space per 4 beds plus 1 space per employee plus 1 space for manager's unit plus 1 off street set down area for a bus (where 20 or more units of accommodation)
Hotel	1 space per guest suite or motel room, plus 1 space per 20 m ² of total use area (excluding guest suites or motel rooms) plus parking for a bus for hotel patrons (plus queuing space for 6 vehicles in conjunction with any drive-in bottle shop)
Indoor entertainment	1 space per 20 m ² of total use area
Industry (being Light, General and Rural Industries)	2 spaces plus 1 space per 100 m ² of total use area
Medical, dental or paramedical practitioner	1 space per 20 m ² of total use area with a minimum of 4 spaces.
Motel	1 covered space per unit plus 1 space for every 2 employees (plus 1 space per 20 m ² of total use area for any restaurant)
Multiple unit	1 covered space per dwelling unit (including manager's residence) plus 0.5 spaces per dwelling unit for visitor or overflow resident parking
Place of worship	1 space per 5 seats or 1 space per 20 m ² of total use area, whichever is the greater
Relocatable home park	1 space per relocatable home site plus 1 space per 4 home sites for visitor parking
Restaurant	1 space per 15 m ² of total use area
Retail plant nursery	1 space per 200 m ² of total use area with a minimum of 6 spaces plus 1 service vehicle parking space
Retirement community	1 space per individual home or self care unit plus 1 visitor space per 4 dwelling units plus 1 space per 5 hostel rooms or nursing home beds plus 1 space per staff member plus 1 ambulance bay
Service station	4 spaces per service bay with a minimum of 4 spaces
Shop (including general store or major shopping complex)	1 space per 17 m ² of total use area
Showroom	1 space per 50 m ² of gross floor area (ie excluding open yard area)
Special use (excluding Place of worship)	1 space per 20 m ² of gross floor area (including any outdoor deck or patio area available for congregation purposes)
Vehicle repair workshop	1 space per 20 m ² of total use area
Warehouse/Storage sheds	2 spaces plus 1 space per 175 m ² of total use area.
Any other purpose not specified	Sufficient spaces to accommodate the amount of vehicular traffic likely, in the opinion of the assessment manager, to be generated by the particular development



Table 8.25 Service Vehicle Provision for Sites Greater Than 4000sqm

Column 1 Use or Development	Column 2 Service Vehicle Provision
Aged persons accommodation	HRV
Intensive animal use	AV
Aquaculture	HRV
Bulk Garden Supplies	HRV
Cafe	SRV
Commercial services	SRV
Community	SRV
Educational establishment	SRV
Hospital	HRV
Minor aquaculture	HRV
Motel	SRV
Office	SRV
Rural industry	AV
Shopping centre	AV

Notes— SRV *Small Rigid Vehicle as defined in AS2890.2—Off Street Parking Pt 2—Commercial Vehicle Facilities*

HRV *Heavy Rigid Vehicle as defined in AS2890.2*

AV *Articulated Vehicle as defined in AS2890.2*

Table 8.26 Service Vehicle Provision for Sites Less than 4000sqm

Site Area (metres square)	Requirement
Less than 1000m ²	Demonstrate that the development can accommodate the particular design vehicle but a separate service bay and associated manoeuvring are not required. Where it can be demonstrated that loading and unloading can take place within the road reserve, without impacting on the safe and efficient operation of traffic and with no detrimental impact on amenity, the assessment manager may determine that HRV and AV access is not required.
1000m ² –2000m ²	(a) service bay for HRV, is required. (b) restricted manoeuvring on site, for HRV or AV (as required) (c) full on site manoeuvring, for other classes of service vehicle, is required.
2000m ² –4000m ²	(a) service bay to be provided for HRV or AV (as required) (b) restricted manoeuvring on site, for HRV or AV (as required) (c) full on site manoeuvring, for HRV and other classes of service vehicle, are required.