

PART 5—ASSESSMENT
PROVISIONS—ZONES
AND OVERLAYS

Division 1—Preliminary provisions

5.1 Composition

- (1) The provisions in Part 5 comprise the following—
- (a) Division 1—Preliminary provisions;
 - (b) *Division 2—Assessment provisions—Zones—*which are relevant to the assessment of development within the five zones of the local government area; and
 - (c) *Division 3—Assessment provisions—Overlays—*which apply to specific parts of the local government area⁷.

⁷ Part 6 contains the General Development Codes, which apply to specific land uses in addition to zone codes or overlay area code.

Division 2—Assessment provisions—Zones

5.2 Commercial Zone Code

(1) The following provisions comprise the Commercial Zone Code—

- (a) 5.2.1—Compliance with the code;
- (b) 5.2.2—Purpose;
- (c) 5.2.3—Specific outcome (inconsistent uses);
- (d) 5.2.4 —Effects of use; and,
- (e) 5.2.5—Effects of works.

5.2.1 Compliance with the code

(1) Development complies with the Commercial Zone Code if it is consistent with the specific outcomes for this code.

5.2.2 Purpose

(1) The purpose of the Commercial Zone Code is to ensure that development occurring within the zone contributes to the achievement of the following overall outcomes—

- (a) An attractive, vibrant and compact business core serves the local government area.
- (b) An identifiable symbolic and social 'heart' for the town and local government area facilitates government, commerce, recreation, and community uses in a convenient and accessible location; and
- (c) Commercial uses, including shops, offices, business services, personal services, hotels, and restaurants provide the community with a broad range of facilities.

5.2.3 Specific outcome (inconsistent uses)

(1) The following uses are inconsistent uses and do not locate in the Commercial Zone—

- (a) Aquaculture;
- (b) Dwelling house;
- (c) Extractive industry;

- (d) Farm;
- (e) General industry;
- (f) Intensive animal husbandry;
- (g) Rural industry; and,
- (h) Special industry.

5.2.4 Effects of use

Table 5.1 Specific outcomes and probable solutions—effects of use in the Commercial Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Site suitability</i>	
SO 1. Sites are suitably sized and configured for the intended 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 facilities; and v. water cycle management. 	PS 1.1 Sites are at least 900 m ² in area; and PS 1.2 The road frontage of the site is at least 18 metres long.
SO 2. The development incorporates uses that contribute to a mixed use business centre	PS 2.1 The development includes at least one of the following uses— <ul style="list-style-type: none"> i. commercial premises; ii. community services; iii. Food or entertainment venue; iv. shop; and v. tourist accommodation (where located in a building).

Column 1: Specific outcomes	Column 2: Probable solutions
SO 3. The development contributes towards a town centre that is accessible, convenient and comfortable, having regard to the location and design of public spaces, car parking facilities, and pedestrian facilities.	<i>No probable solution identified</i>
SO 4. Community infrastructure ⁸ is able to function effectively during and immediately after flood, bushfire or landslide events.	<p>PS 4.1 Community infrastructure is not located in a medium or high bushfire hazard area.</p> <p>PS 4.2 Community infrastructure is not located in an area subject to landslide risk.</p> <p>PS 4.3 The floor level of community infrastructure is located 300mm above the 1% AEP flood level.</p>

5.2.5 Effects of works

Table 5.2 Specific outcomes and probable solutions—effects of works in the Commercial Zone⁹

Column 1: Specific outcomes	Column 2: Probable solution
<i>Built form and building envelope</i>	
<p>SO 5. Building design, scale and siting contribute to an appealing commercial streetscape through—</p> <ul style="list-style-type: none"> i. an appropriate building scale that is sympathetic to adjacent buildings and structures; ii. façade design and detailing that complements traditional building elements; iii. articulating walls iv. the building addressing the street frontage so that the main entrance is visible from the street; v. incorporating sun control features, such as awnings and deep reveals, in facades; and vi. not using reflective glass in the building facade. 	<p>PS 5.1 Buildings are not more than two storeys or 10 metres high.</p> <p>PS 5.2 Buildings have a site cover of not more than 75%.</p> <p>PS 5.3 The building façade is parallel to the street frontage but is broken by doors and windows.</p>

⁸ for the purposes of this specific outcome and probable solution, the meaning of “community infrastructure” is as defined in SPP 1/03.

⁹ The specific outcomes for works in this table are applicable to material changes of use involving works.



Column 1: Specific outcomes	Column 2: Probable solution
SO 6. The <i>building line</i> maintains the streetscape and commercial character of the locality.	PS 6.1 Buildings are not set back from the Mulgrave Street alignment. PS 6.2 Continuous awnings are provided along the Mulgrave Street frontage.
<i>Amenity</i>	
SO 7. New buildings protect residential amenity by being physically and visually separated from residential uses on adjacent land.	PS 7.1 A 1.8 metres high solid screen fence is erected along any boundary common with land in a Residential Zone. PS 7.2 Boundary clearances at the interface with the Residential Zone are not less than— i. 5.0 metres to a side boundary; and, ii. 10.0 metres to a rear boundary.
SO 8. Footpath treatments are compatible with the locality.	PS 8.1 The footpath is paved along the frontage of the site from the property boundary to the back of the kerb and channel.
<i>Infrastructure and servicing</i>	
SO 9. Adequate space for the storage of waste in a screened enclosure is provided.	PS 9.1 Areas for the storage of waste receptacles are provided and entirely screened with a solid fence not less than 1.8 metres high.
SO 10. The use is suitably serviced with infrastructure including potable water supply and wastewater disposal.	<i>No probable solution stated</i>

5.3 Community Purposes Zone Code

- (1) The following provisions comprise the Community Purposes Zone Code —
- (a) 5.3.1—Compliance with the code;
 - (b) 5.3.2—Purpose;
 - (c) 5.3.3—Specific outcome (inconsistent uses);
 - (d) 5.3.4—Effects of use; and,
 - (e) 5.3.5—Effects of works.

5.3.1 Compliance with the code

- (1) Development complies with the Community Purposes Zone Code if it is consistent with the specific outcomes for this code.

5.3.2 Purpose

- (1) The purpose of the Community Purposes Zone is to ensure that development occurring within the zone contributes to the achievement of the following overall outcomes—
 - (a) The community has convenient and safe access to a wide range of social, community, and cultural activities and is well-served by educational, health and other infrastructure services.
 - (b) The Community Purposes Zone provides a range of recreation opportunities and open space networks.
 - (c) Potential adverse environmental effects, particularly those relating to amenity, are minimised or avoided.
 - (d) Unless functionally related to another activity on the same or an adjoining lot, uses do not prevent or adversely affect the use of other land in the Community Zone being used for either or all of the following uses—
 - (i) Community services;
 - (ii) Community space; and/or,
 - (iii) Public utility.

5.3.3 Specific outcome (inconsistent uses)

- (1) The following uses are inconsistent uses and do not locate in the Community Purposes Zone—
 - (a) Aquaculture;
 - (b) Cattery or kennel;
 - (c) Commercial premises;
 - (d) Display yard;
 - (e) Extractive industry;
 - (f) General industry;
 - (g) Home business;
 - (h) Intensive animal husbandry;
 - (i) Low impact industry;
 - (j) Multi-residential;
 - (k) Rural industry;
 - (l) Service station;

- (m) Shop; and,
- (n) Special industry.

5.3.4 Effects of use

Table 5.3 Specific outcomes and probable solutions—effects of use in the Community Purposes Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Site suitability</i>	
<p>SO 11. Sites are suitably sized and configured for the intended 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 facilities; and, v. water cycle management. 	<p><i>No probable solution stated</i></p>
<p>SO 12. Public and private areas of open space provide opportunities for—</p> <ul style="list-style-type: none"> i. active and passive recreation; ii. diversity of settings for recreation (formal parks, sportsgrounds and courts to play and picnic parks) in urban and rural locations; iii. linkages and linear corridors for non-motorised recreational trail networks such as cycleways, pedestrian paths and horsetrails; and iv. linking open space networks and activity nodes such as schools and the Commercial Zone. 	<p><i>No probable solution stated</i></p>
<p>SO 13. The use is serviced with an acceptable standard of infrastructure, including potable water supply and wastewater disposal.</p>	<p>PS 13.1 The land is located in the town services area or accommodates a system of collecting, storing and distributing a potable water supply with a storage capacity of at least 45 000L.</p>

Column 1: Specific outcomes	Column 2: Probable solutions
SO 14. Community infrastructure ¹⁰ is able to function effectively during and immediately after flood, bushfire or landslide events.	PS 14.1 Community infrastructure is not located in a medium or high bushfire hazard area. PS 14.2 Community infrastructure is not located in an area subject to landslide risk. PS 14.3 The floor level of community infrastructure is located 300mm above the 1% AEP flood level.
<i>Amenity</i>	
SO 15. On sites abutting land in the Residential Zone, activity and noise levels do not exceed those reasonably expected within a residential area.	PS 15.1 The only activities carried on premises between the hours of 8.00 pm and 6.00 am is administration or a residential use.

5.3.5 Effects of works

Table 5.4 Specific outcomes and probable solutions—effects of works in the Community Purposes Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Built form and building envelope</i>	
SO 16. All buildings contribute to a pleasant streetscape by complementing the existing character and setbacks of buildings generally occurring in the locality	PS 16.1 Buildings are not less than 6 metres from a road alignment.
SO 17. Adequate space is provided between buildings to allow for ventilation, access and to ensure buildings are not inappropriately bulky in appearance.	PS 17.1 Buildings are not less than 3 metres from a side boundary. PS 17.2 Buildings are not less than 6 metres from a rear boundary.
SO 18. Buildings are appropriate in scale and form.	PS 18.1 Buildings are not more than two storeys or 8.5 metres high above natural ground level.

¹⁰ for the purposes of this specific outcome and probable solution, the meaning of “community infrastructure” is as defined in SPP 1/03.



Column 1: Specific outcomes	Column 2: Probable solutions
<i>Amenity</i>	
<p>SO 19. Privacy of adjoining dwellings is maintained and overlooking is minimised through the use of design elements such as—</p> <ul style="list-style-type: none"> i. privacy screens or hoods; ii. limiting side boundary windows; and, iii. landscaping treatments. 	<p><i>No probable solution stated</i></p>
<i>Landscaping</i>	
<p>SO 20. Fencing contributes positively to the streetscape character and allows visibility into the site.</p>	<p>PS 20.1 Fences—</p> <ul style="list-style-type: none"> i. if not more than 50% transparent¹¹ are a maximum of 1.2 metres in height; or ii. if more than 50% transparent are a maximum of 1.8 metres in height.
<i>Infrastructure and servicing</i>	
<p>SO 21. The use is suitably serviced with infrastructure including potable water supply and wastewater disposal appropriate for the use or activity.</p>	<p>PS 21.1 If not in the <i>Town Services Area</i> the premises accommodates a system of collecting, storing and distributing a potable water supply with a storage capacity of at least 45,000 litres.</p>

¹¹ transparent refers to the percentage of the fence that is not constructed – ie the gaps between the timber palings are the transparent sections of the fence.

5.4 Industrial Zone Code

- (1) The following provisions comprise the Industrial Zone Code—
- (a) 5.4.1—Compliance with the code;
 - (b) 5.4.2—Purpose;
 - (c) 5.4.3—Specific outcomes (inconsistent uses);
 - (d) 5.4.4—Effects of use; and
 - (e) 5.4.5—Effects of works.

5.4.1 Compliance with the code

- (1) Development complies with the Industrial Zone Code if it is consistent with the specific outcomes for this code.

5.4.2 Purpose

- (1) The purpose of the Industrial Zone Code is to ensure that development occurring within the zone contributes to the achievement of the following overall outcomes—
- (a) The Industrial Zone accommodates a range of industrial uses that generally contain all potential adverse environmental effects within their own site.
 - (b) Industrial uses and any associated works make a positive contribution to the locality.
 - (c) Industrial uses have convenient and safe access to the State-controlled road network, generally via local roads, without adversely affecting pavement condition, safety, efficiency or capacity.

5.4.3 Specific outcomes (inconsistent uses)

- (1) The following uses are inconsistent uses and do not locate in the Industrial Zone—
- (a) Dwelling house (if not a caretaker's residence);
 - (b) Extractive industry;
 - (c) Intensive animal husbandry;
 - (d) Multi-residential; and,
 - (e) Tourist accommodation.

5.4.4 Effects of use

Table 5.5 Specific outcomes and probable solutions—effects of use in the Industrial Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Site suitability</i>	
SO 22. Sites are suitably sized and configured for the intended 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 facilities; and, v. water cycle management. 	PS 22.1 The site has a minimum area of 1000m ² and a minimum frontage of 20m
SO 23. Community infrastructure ¹² is able to function effectively during and immediately after flood, bushfire or landslide events.	PS 23.1 Community infrastructure is not located in a medium or high bushfire hazard area. PS 23.2 Community infrastructure is not located in an area subject to landslide risk. PS 23.3 The floor level of community infrastructure is located 300mm above the 1% AEP flood level.
<i>Amenity</i>	
SO 24. The amenity of adjoining areas is maintained through— <ul style="list-style-type: none"> i. well maintained and tidy visual appearance of the site; ii. compatible noise environments; iii. lighting, including lighting from signs that does not cause a nuisance; and iv. limiting emissions of odours, gases or particulates. 	PS 24.1 The emission of noise from the premises does not result in levels greater than that set out in Table 5.6.

¹² for the purposes of this specific outcome and probable solution, the meaning of “community infrastructure” is as defined in SPP 1/03.

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Business uses</i>	
SO 25. Commercial premises, Food or entertainment venue, and Shop only locate within the Industrial Zone if they— <ul style="list-style-type: none"> i. provide a service to industrial activities in the locality; or, ii. Are not compatible with the amenity of the Commercial Zone due to environmental effects in relation to noise or other emissions. 	<i>No probable solution identified</i>
<i>Hazard and risk management</i>	
SO 26. The risk of potential injury, death or damage on the nearby community is minimised by— <ul style="list-style-type: none"> i. using inherently safe designs and procedures accompanied by high quality safety management systems; and, ii. adopting risk management procedures that are developed in accordance with <i>Australian Standard 4360</i>. 	<i>No probable solution stated</i>

Table 5.6 For probable solution PS 24.1—noise in the Industrial Zone

NOISE LIMITS AT A NOISE SENSITIVE PLACE	
<i>Period</i>	<i>Noise Level at a Noise Sensitive Place Measured as the Adjusted Maximum Sound Pressure Level</i> <small>L_{Amax adj, T}</small>
7 am - 6 pm	Background noise level plus 5 dB(A)
6 pm - 10 pm	Background noise level plus 5 dB(A)
10 pm - 7 am	Background noise level plus 3 dB(A)
NOISE LIMITS AT A COMMERCIAL PLACE	
<i>Period</i>	<i>Noise Level at a Commercial Place measured as the Adjusted Maximum Sound Pressure Level</i> <small>L_{Amax adj, T}</small>
7 am - 6 pm	Background noise level plus 10 dB(A)
6 pm - 10 pm	Background noise level plus 10 dB(A)
10 pm - 7 am	Background noise level plus 8 dB(A)



5.4.5 Effects of works

Table 5.7 Specific outcomes and probable solutions—effects of works in the Industrial Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Built form and building envelope</i>	
SO 27. Buildings are sited and designed to present a pleasant streetscape.	PS 27.1 Buildings are not more than 10 metres high. PS 27.2 Site cover is not more than 75%. PS 27.3 Buildings are at least— <ul style="list-style-type: none"> i. 6.0 metres from any road frontage; and, ii. half the height of the building or 4.0 metres, whichever is the lesser, from any common boundary with land not in the Industrial Zone. PS 27.4 Building materials on external walls and fences are not corrugated iron and do not have a zinalume or reflective finish.
SO 28. Building lengths of more than 30 metres are punctuated with architectural treatments such as— <ul style="list-style-type: none"> i. variations in materials, colours or textures; ii. inclusion of windows or fenestration; and, iii. steps in the walls. 	<i>No probable solution identified</i>
SO 29. Building bulk is reduced through the use of building design, screening and design treatments of facades.	<i>No probable solution identified</i>
<i>Amenity</i>	
SO 30. Storage and rubbish disposal areas are of adequate size and not visible from the street or residential areas by being either screened or contained indoors	PS 30.1 Areas for the storage of waste receptacles are provided and screened with a fence not less than 1.8 metres high.
<i>Environment Management</i>	
SO 31. Disturbance to the natural environment caused by works is minimised.	<i>No probable solution identified</i>
SO 32. Wherever possible vegetation is retained on site and incorporated into landscape treatments.	<i>No probable solution identified</i>

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Wastewater, surface water and refuse disposal</i>	
SO 33. Wastewater does not enter watercourses or groundwater because the following measures have been implemented— <ul style="list-style-type: none"> i. disposing of wastewater to a sewer in accordance with <i>Australian Standard 4494</i>; ii. capturing wastewater on site and disposing of it either to an on site pre-treatment facility or to an appropriate off site treatment facility; iii. contaminated run-off is minimised through the provision and use of measures suitable for the potential contaminant such as silt traps, wetland systems, oil separators and/or grease traps ; iv. providing bunded areas intended for activities for which the spillage of chemicals, oils or fuel is possible; and, v. locating storage tanks containing hazardous, toxic or noxious wastes only in locations that are flood free for a 1 in 100 year flood event. 	<i>No probable solution identified</i>
SO 34. Stormwater drainage and run-off from hard stand areas do not result in overloading of downstream flows due to a concentration of flows.	<i>No probable solution identified</i>
SO 35. Where large quantities of concentrated run-off are likely, retarding basins are provided to avoid concentration of stormwater flows.	<i>No probable solution identified</i>
SO 36. Run-off from hard stand areas is captured on site and disposed of to a stormwater drainage area.	<i>No probable solution identified</i>
SO 37. Refuse disposal does not cause a risk to health.	<i>No probable solution identified</i>



Column 1: Specific outcomes	Column 2: Probable solutions
<p>SO 38. On-site effluent disposal does not—</p> <ul style="list-style-type: none"> i. increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effects of the systems in the locality; ii. increase any health risks during a system failure; and iii. deteriorate the water quality of existing and/or proposed water supplies. 	<p><i>No probable solution identified</i></p>
<p><i>Infrastructure and servicing</i></p>	
<p>SO 39. Adequate infrastructure is provided, including a potable water supply and adequate supply of water for fire-fighting purposes.</p>	<p><i>No probable solution identified</i></p>

5.5 Residential Zone Code

(1) The following provisions comprise the Residential Zone Code—

- (a) 5.5.1—Compliance with the code;
- (b) 5.5.2—Purpose;
- (c) 5.5.3—Specific outcomes (inconsistent uses);
- (d) 5.5.4—Effects of use; and,
- (e) 5.5.5—Effects of works.

5.5.1 Compliance with the code

(1) Development complies with the Residential Zone Code if it is consistent with the specific outcomes for this code.

5.5.2 Purpose

(1) The purpose of the Residential Zone Code is to ensure that development occurring within the zone contributes to the achievement of the following overall outcomes—

- (a) The Residential Zone accommodates—
 - (i) predominantly single dwelling houses and other low density housing forms; and,

- (ii) a mix of dwelling types, with duplexes on suitably positioned and sized sites and multi-residential uses on sites near the Commercial Zone, to take advantage of proximity and ease of access to services
 - (iii) for land in the Village Precinct at Monduran—predominantly provides short term visitor accommodation with associated support facilities; and,
 - (iv) home businesses that are compatible with the maintenance of residential amenity.
- (b) Sensitively designed works and convenient access to local services and facilities creates a pleasant living environment.
 - (c) Buildings and works associated with them enhance a country town or village character.
 - (d) Appropriate infrastructure is available to meet the long-term needs of the community.
 - (e) Non-residential development only establishes in the Residential Zone where it predominantly provides a local service and does not adversely affect the residential amenity of the locality or its country town character.

5.5.3 Specific outcomes (inconsistent uses)

- (1) The following uses are inconsistent uses and do not locate in the Residential Zone—
 - (a) Aquaculture;
 - (b) Cattery or kennel—unless in the Village Precinct;
 - (c) Commercial premises—if the gross floor area is more than 50 square metres and the site is not located in the Village Precinct;
 - (d) Display yard;
 - (e) Extractive industry;
 - (f) General industry;
 - (g) Intensive animal husbandry;
 - (h) Low impact industry—if not in the Village Precinct;

- (i) Multi-residential—if in the Low Density Residential Precinct;
- (j) Rural industry; and
- (k) Special industry.

5.5.4 Effects of use

Table 5.8 Specific outcomes and probable solutions—effects of use in the Residential Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Site suitability</i>	
SO 40. Sites are suitably sized and configured for the intended 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 facilities; and, v. water cycle management. 	PS 40.1 The site has an area of not less than 800m ² and a frontage of not less than 20 metres.
SO 41. Community infrastructure ¹³ is able to function effectively during and immediately after flood, bushfire or landslide events.	PS 41.1 Community infrastructure is not located in a medium or high bushfire hazard area. PS 41.2 Community infrastructure is not located in an area subject to landslide risk. PS 41.3 The floor level of community infrastructure is located 300mm above the 1% AEP flood level.
<i>Character and amenity</i>	
SO 42. Non-residential uses do not interfere with the amenity of the residential zone due to— <ul style="list-style-type: none"> i. emissions such noise, dust, odour, light gases, smoke; ii. excessive traffic; iii. hours of operation; and iv. visual appearance. 	PS 42.1 Activities associated with non-residential uses only occur between the hours of 7.00 am and 7.00 pm; and PS 42.2 A screen fence between 1.8 and 2.0 metres high is provided to the side and rear boundaries. PS 42.3 A densely landscaped buffer between the activity and the adjoining boundary at least 4 metres wide.

¹³ for the purposes of this specific outcome and probable solution, the meaning of “community infrastructure” is as defined in SPP 1/03.

Column 1: Specific outcomes	Column 2: Probable solutions
SO 43. Residential areas have a suitable amenity and are not exposed to the adverse impacts associated with high levels of dust, light, noise (including vehicle noise), odours, vibrations or chemical emissions through— <ul style="list-style-type: none"> i. appropriate separation from the impacting activity; and ii. appropriate design and construction techniques. 	<i>No probable solution identified</i>
SO 44. Non-residential development is at a scale and design that reflects and is complementary to the residential amenity and character of the area.	<i>No probable solution identified</i>
SO 45. Community Services locate in the Residential Zone where they support local resident's needs.	<i>No probable solution identified</i>
SO 46. Local community need is demonstrated for commercial premises and shops within the Residential Zone.	<i>No probable solution identified</i>
SO 47. In the Village Precinct at Monduran, a mix of housing forms suited primarily for short-term, visitor, or holiday accommodation, and associated low scale services supporting such accommodation are provided.	<i>No probable solution identified</i>
<i>Infrastructure and servicing</i>	
SO 48. Adequate space for the storage of waste receptacles is provided which contributes to the visual amenity of the area.	PS 48.1 Waste receptacle storage area is screened with a fence not less than 1.8 metres high.
SO 49. The use is suitably serviced with infrastructure including potable water supply and wastewater disposal.	PS 49.1 The land is situated in the <i>Town Services Area</i> . PS 49.2 If not in the <i>Town Services Area</i> the premises accommodates a system of collecting, storing and distributing a potable water supply with a storage capacity of at least 45,000 litres.



5.5.5 Effects of works

Table 5.9 Specific outcomes and probable solutions—effects of works in the Residential Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Character</i>	
<p>SO 50. The character of the locality is reflected in the building and associated works by—</p> <ul style="list-style-type: none"> i. providing roof-forms that reflect the dominant design of the locality; ii. providing street facades that complement traditional forms; iii. using materials that are in widespread use in and complement the locality; iv. providing fences or retaining walls, if any, that complement the locality. v. compatible scale and bulk of buildings or structures; vi. appropriate materials and colours; and vii. appropriate setbacks to adjoining boundaries and incompatible land uses. 	<p><i>No probable solution stated</i></p>
<i>Built form and building envelope</i>	
<p>SO 51. Buildings contribute to a pleasant streetscape by having a domestic scale, form and character.</p>	<p>PS 51.1 Buildings are not less than 6 metres from a road frontage.</p> <p>PS 51.2 Buildings have a maximum height of of 2 storeys and 8.5m.</p> <p>PS 51.3 Building walls within 5 metres of a side boundary do not exceed 15 metres in length.</p>
<i>Amenity</i>	
<p>SO 52. Privacy of adjoining dwellings is maintained through the use of design elements such as—</p> <ul style="list-style-type: none"> i. privacy screens or hoods; ii. limiting side boundary windows; and, iii. landscaping elements. 	<p><i>No probable solution stated</i></p>

Column 1: Specific outcomes	Column 2: Probable solutions
SO 53. The size and location of advertising devices associated with non-residential uses do not adversely affect the visual amenity of a locality.	PS 53.1 Advertising devices are a maximum of 1 square metres in size. PS 53.2 Advertising devices are not illuminated.

5.6 Rural Zone Code

(1) The following provisions comprise the Rural Zone Code—

- (a) 5.6.1—Compliance with the code;
- (b) 5.6.2—Purpose;
- (c) 5.6.3—Effects of use; and,
- (d) 5.6.4—Effects of works.

5.6.1 Compliance with the code

(1) Development complies with the Rural Zone Code if it is consistent with the specific outcomes for this code.

5.6.2 Purpose

(1) The purpose of the Rural Zone Code is to ensure that all development occurring within the zone assists the achievement of the following overall outcomes for the Rural Zone—

- (a) Land is used efficiently for rural production free from intrusion from incompatible land uses or development that may decrease economic potential for primary production.
- (b) Development, including rural uses and any associated accommodation for rural workers, is undertaken in manner that does not result in environmental harm or adversely affect amenity.
- (c) Intensive animal industries such as dairy farms, stables, piggeries, poultry farms, feed lots, and aquaculture, do not create unacceptable offsite impacts.
- (d) Rural uses carry out value-adding activities in a way that do not prejudice rural amenity.
- (e) A use being a General industry, Rural industry, or Special industry is only conducted where—



- (i) there is no site within the Industry Zone where such use could practically be accommodated having regard to reasonable site selection criteria for the use and the potential adverse environmental effects of such use;
 - (ii) it services business, residents or rural enterprises in the locality such that if it was to otherwise locate in the Industrial Zone it would significantly compromise accessibility and convenience for a section of the community; and,
 - (iii) it does not prejudice the amenity of the locality.
- (f) Recreation and tourism activities are—
 - (i) carried out so as not to prejudice the attraction of the rural area; and,
 - (ii) buffered so that farm management practices on nearby land do not adversely affect the health or safety of users or occupiers.
- (g) Tourist uses that benefit from one or more natural features, natural resources, or cultural heritage features do not compromise the economic potential of the lot for primary production.
- (h) Development within the Scenic and Rural Character Area maintains the scenic amenity of the areas hills and ridgelines, waterways and rural landscapes.
- (i) Residential uses and other sensitive land uses are located to minimise adverse impacts from rural activities.

5.6.3 Effects of use

Table 5.10 Specific outcomes and probable solutions—effects of use in the Rural Zone


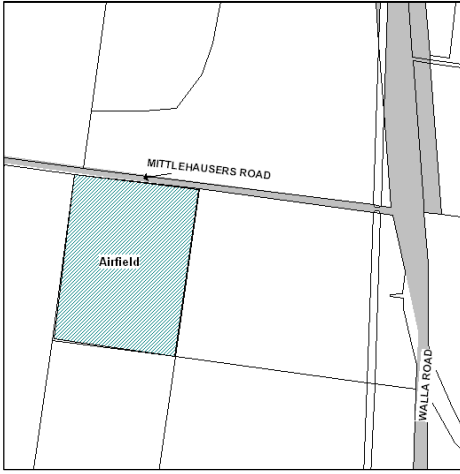
Column 1: Specific outcomes	Column 2: Probable solutions
<i>Site suitability</i>	
SO 54. Sites are suitably sized and configured for the intended use and any associated works, including— i. building work; ii. vehicle parking, manoeuvring and access; iii. landscaping, screening, or buffering; iv. the retention of native vegetation, riparian vegetation, watercourses and other valuable features; v. waste management facilities; and, vi. water cycle management.	<i>No probable solution stated</i>
SO 55. Development does not compromise the use of land for primary production including farms.	<i>No probable solution stated</i>
SO 56. Outdoor recreation activities and their associated infrastructure are provided that are compatible with rural land uses and maintain the amenity and environmental values of the area.	<i>No probable solution stated</i>
SO 57. Non-rural uses that, due to their scale, effects or necessary relationship to a cultural heritage feature, natural feature, natural resource, infrastructure, or other activity within the Rural Zone locate in the Rural Zone provided they do not adversely affect— i. the amenity or character of the area; ii. the economic viability of adjacent sites for primary production; and, iii. the health and safety of people or property.	<i>No probable solution identified</i>
SO 58. Development located in the scenic and rural character area preserves the scenic amenity of— i. hills and ridgelines; and ii. the rural landscape.	<i>No probable solution identified</i>



Column 1: Specific outcomes	Column 2: Probable solutions
SO 59. Community infrastructure ¹⁴ is able to function effectively during and immediately after flood, bushfire or landslide events.	PS 59.1 Community infrastructure is not located in a medium or high bushfire hazard area. PS 59.2 Community infrastructure is not located in an area subject to landslide risk. PS 59.3 The floor level of community infrastructure is located 300mm above the 1% AEP flood level.
<i>Rural workers' accommodation</i>	
SO 60. Use of the land for a multi-residential purpose for rural workers' accommodation is established only if both households are engaged in the rural activity on the site.	<i>No probable solution identified</i>
SO 61. The area of any site for rural workers' accommodation is sufficient to maintain local amenity having regard to the need for car parking, landscaping and buffering.	<i>No probable solution identified</i>
SO 62. Rural workers' accommodation provides an acceptable level of facilities, privacy and amenity.	<i>No probable solution identified</i>
SO 63. Rural workers' accommodation does not compromise the use of the site or adjoining land for agricultural production.	PS 63.1 Rural workers' accommodation does not establish on Class A, B or C Good Quality Agricultural Land ¹⁵ .
<i>Public safety, health and amenity</i>	
SO 64. The use is suitably serviced with infrastructure including potable water supply and wastewater disposal.	PS 64.1 A supply of potable water with a storage capacity of not less than 40,000 litres is provided and connected to the premises.
SO 65. The use of premises does not adversely affect the environment, the health or safety of any person, or the amenity of any area.	<i>No probable solution identified</i>
SO 66. Residential uses are located in areas with a flood immunity of 1% average recurrence interval.	<i>No probable solution identified</i>

¹⁴ for the purposes of this specific outcome and probable solution, the meaning of "community infrastructure" is as defined in SPP 1/03.

¹⁵ This designation is shown on Map NFRO1.

Column 1: Specific outcomes	Column 2: Probable solutions
<p>SO 67. Residential and other non-rural uses have a suitable amenity and are not exposed to the adverse impacts associated with high levels of dust, light, noise (including vehicle noise), odours, vibrations or chemical emissions through—</p> <ul style="list-style-type: none"> i. appropriate separation from the impacting activity; and ii. appropriate design and construction techniques. 	<p><i>No probable solution identified</i></p>
<p>SO 68. The storage of equipment and/or machinery does not cause an adverse visual impact.</p>	<p><i>No probable solution identified</i></p>
<p>SO 69. Development is located and operated to avoid significant adverse effects on the quality of water entering Lake Monduran or Gin Gin Creek upstream of the local government's intake point for Gin Gin's reticulated water supply.</p>	<p>PS 69.1 The quality of stormwater runoff and irrigation discharges leaving the site is not diminished as a result of the use.</p> <p>PS 69.2 The use is not conducted within 100 metres of a creek or within 200 metres of a river measured from the top of the bank.</p>
<p>SO 70. <i>If within 1000 metres of the Monduran Airfield or the airfield near Walla Road (pictured below)—the use is located and operated to avoid significant adverse effects on the safe operation of aircraft by—</i></p> <ul style="list-style-type: none"> i. reducing or avoiding the attraction of flying vertebrates to the use; and, ii. locating, orientating and designing lighting to avoid confusing, distracting, or interfering with a pilot's vision. 	<p><i>No probable solution stated</i></p> 



5.6.4 Effects of works

Table 5.11 Specific outcomes and probable solutions—effects of works in the Rural Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Character</i>	
SO 71. Development density is compatible with the character of the locality.	<p>PS 71.1 Not more than one dwelling is erected on the lot.</p> <p>PS 71.2 Any additional dwellings are provided only for close relatives or bona fide workers associated with a rural use on the premises and do not increase the number of access points onto a local government or State controlled road.</p> <p>PS 71.3 Any additional dwellings provided for close relatives bona fide workers associated with a rural use on the premises do not have a site density greater than one dwelling per 50 hectares.</p>
SO 72. Buildings do not detract from the rural character of the locality by being visually intrusive or prominent.	PS 72.1 Buildings are not more than 10 metres high.
SO 73. Native vegetation in areas identified as having biodiversity significance, is retained within the lot to— <ul style="list-style-type: none"> i. maintain the rural character and appeal of the locality; ii. screen the less visually attractive parts of a site; iii. maintain natural systems; iv. prevent or reduce the likelihood of land degradation; and, v. provide buffers between otherwise incompatible land uses by reducing the migration of dust, chemical spray, odours or similar. 	<i>No probable solution identified</i>
<i>Public safety, health and amenity</i>	
SO 74. Works do not adversely affect public safety, health or amenity.	<i>No probable solution stated</i>
SO 75. Works are located to avoid significant adverse effects on the quality of water entering Lake Monduran or Gin Gin Creek upstream of the local government's intake point for Gin Gin's reticulated water supply.	<p>PS 75.1 The quality of stormwater runoff and irrigation discharges leaving the site is not diminished as a result of the works.</p> <p>PS 75.2 The works are not carried out within 100 metres of a creek or within 200 metres of a river measured from the top of the bank.</p>

Column 1: Specific outcomes	Column 2: Probable solutions
SO 76. The size and location of advertising devices do not adversely effect the amenity of the locality.	<i>No probable solution stated</i>
<i>Infrastructure and servicing</i>	
SO 77. The use is suitably serviced with infrastructure including potable water supply and wastewater disposal.	<i>No probable solution stated</i>
<i>On-site effluent disposal</i>	
SO 78. The intensity and scale of the use of premises do not— i. increase any adverse ecological impacts as a result of the system or increasing the cumulative effects of the systems in the locality; ii. increase any health risks during a system failure; or, iii. deteriorate the water quality of existing and/or proposed water supplies and watercourses in the catchment.	<i>No probable solution stated</i>

Division 3—Assessment provisions—Overlays

5.7 Cultural Heritage Features Overlay Code

- (1) The following provisions comprise the Cultural Heritage Features Overlay Code—
- (a) 5.7.1—Compliance with the code;
 - (b) 5.7.2—Purpose of the code;
 - (c) 5.7.3—Specific Outcomes and probable solutions.

5.7.1 Compliance with the code

- (1) Development complies with the Cultural Heritage Features Overlay Code if it is consistent with the specific outcomes.

5.7.2 Purpose of the code

- (1) The purpose of the Cultural Heritage Features Overlay Code is to ensure that all development within the identified overlays assists the achievement of the following overall outcomes for the Cultural Heritage Features Overlay—



- (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.
- (b) the townscape and residential amenity is protected and enhanced; and,
- (c) development does not compromise the cultural heritage values of places and buildings.

5.7.3 Specific Outcomes and probable solutions

Table 5.12 Specific outcomes and probable solutions—Cultural Heritage Features Overlay

Column 1: Specific outcomes	Column 2: Probable solutions
<i>If located in the Town Heritage and Character Area</i>	
SO 79. If development within the Town Heritage and Character Area includes works— <ul style="list-style-type: none"> i. the building is conserved or enhanced; ii. the form, character and appearance of the existing building is recognised and respected; iii. heritage values are recognised and respected; and, iv. buildings within the Town Heritage and Character Area are retained except where the building is unrepairable. 	<i>No probable solution identified</i>
<i>Heritage or Character Sites</i>	
SO 80. The significance of the site is maintained.	<i>No probable solution identified</i>

Column 1: Specific outcomes	Column 2: Probable solutions
<i>for the Bicentennial National Trail</i>	
SO 81. Development in the vicinity of the Bicentennial National Trail— <ol style="list-style-type: none"> i. does not detract from its accessibility or form; ii. respects its character and appearance in the vicinity of the development; and, iii. protects the safety of all users of the trail. 	<i>No probable solution identified</i>

5.8 Infrastructure Areas and Items Overlay Code

(1) The following provisions comprise the Infrastructure Areas and Items Overlay Code—

- (a) 5.8.1—Compliance with the code;
- (b) 5.8.2—Purpose of the code;
- (c) 5.8.3—Specific Outcomes and probable solutions

5.8.1 Compliance with the code

(1) Development complies with the Infrastructure Areas and Items Overlay Code if it is consistent with the specific outcomes.

5.8.2 Purpose of the code

(1) The purpose of the Infrastructure Areas and Items Overlay Code is to ensure that all development within the identified overlays assists the achievement of the following overall outcomes for the Infrastructure Areas and Items Overlay—

- (a) development does not create or increase risks to people, property or the natural environment through flooding, poor drainage or overland flow;
- (b) development does not diminish the values, condition or capacity of Lake Monduran or its waters; and
- (c) development is suited to available infrastructure and makes efficient use of it, having regard to uses and their intensity.
- (d) Irrigation areas and the associated infrastructure is protected to ensure long-term sustainability; and



- (e) Development maintains the safety and efficiency of State controlled and Principal Local Government roads.
- (f) Stock routes are maintained and efficient in the moving of stock.

5.8.3 Specific Outcomes and probable solutions

Table 5.13 Specific outcomes and probable solutions—Infrastructure Areas and Items Overlay

Column 1: Specific outcomes	Column 2: Probable solutions
<i>If located in the Flood and Drainage Liability Area</i>	
SO 82. An acceptable level of flood immunity is provided.	PS 82.1 Habitable rooms are to have a floor level not less than 300mm above the 1% AEP flood level.
SO 83. Development minimises risks to personal safety and the risk of damage to property.	<i>No probable solution identified</i>
SO 84. Works do not create or increase flooding or drainage problems.	<i>No probable solution identified</i>
<i>If located in the Fred Haigh Dam Declared Catchment Area</i>	
SO 85. Poor quality stormwater and irrigation discharges do not enter watercourses or Lake Monduran.	PS 85.1 The use and associated works do not occur within 200 metres of a river or 100m of a creek within the catchment area.
SO 86. The hydrological condition of the catchment, including usable yield volumes and flow distribution, is maintained.	<i>No probable solution identified</i>
SO 87. Development does not— i. contribute to salinity; or ii. result in the off-site transport of nutrients; or iii. increase sediment movement; or iv. cause mass movement of ground materials.	<i>No probable solution identified</i>
<i>If located in the Irrigation Area</i>	
SO 88. Development does not compromise the long term viability and sustainability of irrigation infrastructure, systems or distribution facilities.	PS 88.1 The development is one that uses irrigation water.

Column 1: Specific outcomes	Column 2: Probable solutions
<i>for development adjacent to or accessing State controlled roads or principal local government roads</i>	
SO 89. Development does not— <ul style="list-style-type: none"> i. create or worsen a traffic safety problem; ii. interfere with the free movement of traffic on a State controlled road or principal local government road; and, iii. compromise the character and appeal of the locality. 	<i>No probable solution identified</i>
<i>for development on a lot with a frontage to a stock route</i>	
SO 90. Development on a lot fronting an identified stock route has no adverse effects on the route in terms of— <ul style="list-style-type: none"> i. the operational efficiency or safety of the route; and, ii. potential conflicts between access to the lot and the use of the stock route. 	<i>No probable solution identified</i>
SO 91. The amenity of any proposed residential use is protected having regard to the distance or buffering between such use and the stock route.	<i>No probable solution identified</i>
SO 92. Any works within the stock route that are part of or are associated with the proposed development are designed and constructed to be robust and fit for their purpose having regard to the movement of stock.	<i>No probable solution identified</i>



5.9 Natural Features or Resources Overlays Code

- (1) The following provisions comprise the Natural Features or Resources Overlays Code—
- (a) 5.9.1—Compliance with the code;
 - (b) 5.9.2—Purpose of the code;
 - (c) 5.9.3—Specific Outcomes and acceptable solutions or probable solutions

5.9.1 Compliance with the code

- (1) Development complies with the Natural Features or Resources Overlays Code if it is consistent with the specific outcomes for this code.

5.9.2 Purpose of the code

- (1) The purpose of the Natural Features or Resources Overlays Code is to ensure that all development occurring within or adjacent to the identified areas and features assists the achievement of the following overall outcomes for the Natural Features or Resources Overlays—
- (a) Good Quality Agricultural land is retained for agricultural production;
 - (b) protection and enhancement of the local government area's biodiversity and natural processes and systems;
 - (c) maintenance of scenic or visual amenity;
 - (d) protection and enhancement of riparian corridors.
 - (e) protection of mineral and extractive resources and their respective haul routes;
 - (f) The potential adverse impacts of bushfire on people and property are minimised; and,
 - (g) Development does not adversely affect the environmental qualities of watercourses.

5.9.3 Specific Outcomes and acceptable solutions or probable solutions

Table 5.14 Specific outcomes and probable solutions—Natural Features or Resources Overlay

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>For areas identified as Good Quality Agricultural Land — Class A, Class B and Class C</i>	
SO 93. Within areas identified as <i>Class A, Class B, and Class C Land</i> , development— <ul style="list-style-type: none"> i. does not reduce or fragment the area of land available for agricultural production; or, ii. is located only on land that is not capable of sustainable use for crop or animal production, not being <i>intensive animal husbandry</i>, with a reasonable level of inputs and without causing degradation of land or other natural resources¹⁶; or, iii. cannot be located elsewhere and there is an overriding benefit to the community for the development to be located on Good Quality Agricultural Land; or, iv. does not otherwise reduce the long-term production capacity of the land. 	<i>No acceptable or probable solution identified</i>
<i>For development within 100 metres of a State Forests, National Parks or QPWS Estate</i>	
SO 94. Development within 100 metres of a State Forest, National Park or QPWS Estate, creates no significant adverse effects, including those related to— <ul style="list-style-type: none"> i. unmanaged access; ii. diminished water quality; iii. the introduction of exotic plants and animals, including pests; 	<i>No acceptable or probable solution identified</i>

¹⁶ Due to the scale of mapping it is possible that land that does not qualify as *Class A, Class B or Class C* has been mapped as such. A site-specific investigation may assess the land as not being GOAL using the State Planning Policy 1/92 *Planning Guidelines—The Identification of Good Quality Agricultural Land*.



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<ul style="list-style-type: none"> iv. fire management; or v. other changes to natural systems and processes. 	
<i>For Watercourses of Interest (rivers and creeks)</i>	
SO 95. Works and uses do not adversely affect water quality, habitat, or landscape values including impacts from disturbed soils or additional nutrients	<i>No acceptable or probable solution identified</i>
SO 96. Works and uses do not compromise connections along riparian habitat areas and other areas of environmental significance.	<i>No acceptable or probable solution identified</i>
SO 97. Development does not reduce environmental values through— <ul style="list-style-type: none"> i. the loss of riparian vegetation¹⁷; ii. visual exposure or detraction; or iii. other physical changes; or, iv. degrading water quality in catchments. 	<i>No acceptable or probable solution identified</i>
SO 98. The stability of watercourse banks is maintained or enhanced.	<i>No acceptable or probable solution identified</i>
SO 99. Riparian vegetation within 100m of water courses of interest is protected to maintain water quality and bank stability.	<i>No acceptable or probable solution identified</i>
<i>for gravel pits, sand pits and mineral resources</i>	
SO 100. Land uses are located and operated so as to avoid potential adverse environmental effects of a gravel pit, sand pit, or the extraction of a mineral resource.	<i>No acceptable or probable solution identified</i>
SO 101. Mining leases and mining claim areas are protected for ongoing use from incompatible development.	<i>No acceptable or probable solution identified</i>

¹⁷ The *State Code for Vegetation Management on Freehold land*—September 2000 may also apply. See the *Vegetation Management Act 1999* for when a development permit is required to clear remnant vegetation.

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
SO 102. Development does not expose additional people to the adverse impacts of extractive industries including— <ul style="list-style-type: none"> i. noise; ii. dust; iii. vibration; iv. lighting; or v. other contaminants. 	<i>No acceptable or probable solution identified</i>
<i>Bushfire Prone Areas</i>	
SO 103. Development maintains the safety of people and property by— <ul style="list-style-type: none"> i. avoiding areas of high or moderate bushfire risk; 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; and (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; and. iii. Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk on land that is not subject to high or medium bushfire hazard. 	PS 103.1 Roads are not 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. PS 103.2 Firebreaks are provided by— <ul style="list-style-type: none"> i. a perimeter road that separates lots from areas of bushfire hazard and that road has— <ul style="list-style-type: none"> (a) a minimum cleared width of 20 metres; and (b) a constructed road width and weather standard complying with local government standards; or ii. where it is not practicable to comply with the above, 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— <ul style="list-style-type: none"> (a) have a minimum cleared width of 6 metres; and (b) have a formed width and gradient, and erosion control devices to local government standards; and (c) have vehicular access at each end; and (d) provide passing bays and turning areas for fire-fighting appliances; and (e) are either located on public land, or within an access easement that is granted in favour of the local



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
	<p>government and Queensland Fire and Rescue Service; and</p> <p>(f) sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</p>
<p>SO 104. Buildings and structures—</p> <p>i. on lots greater than 2,500m²—</p> <p>(a) are sited in locations of lowest risk within the lot; and</p> <p>(b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres whichever is the greater; and</p> <p>(c) 10 metres from any retained vegetation strips or small areas of vegetation; and</p> <p>(d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard;</p> <p>ii. on lots less than or equal to 2,500m², maximise setbacks from hazardous vegetation.</p>	<p>PS 104.1 For each new dwelling on a lot not in the local government's water area but within a high or moderate bushfire risk area (see Map Ref : BPA 1.1 to BPA 1.5 and BPA – Gin Gin), the following is provided for each lot—</p> <p>i. where the lot contains one dwelling house, a water supply is available with a minimum volume of 5000 litres which is either a separate tank from the main potable water supply for the lot, a swimming pool or a dam;</p> <p>ii. where the lot contains more than one dwelling house or additional structures, a water supply dedicated for fire fighting purposes with a minimum volume of 10,000 litres which is either a separate tank from the main potable water supply for the lot, swimming pool or a dam; and,</p> <p>iii. a water supply outlet designated for fire fighting purposes that is—</p> <p>(a) located not less than 20 metres from all buildings and places storing flammable or combustible liquids; and</p> <p>(b) 50mm in diameter and fitted with a 50mm male cam lock standard rural fire brigade fitting.</p>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<p>SO 105. For uses involving new or existing buildings with a gross floor area greater than 50m² each lot has—</p> <ul style="list-style-type: none"> i. a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire-fighting purposes at all times (minimum pressure and flow is 10 litres per second at 200kPa); or ii. an on-site water storage of not less than 5,000 litres (e.g. accessible dam or tank with fire brigade tank fittings, swimming pool). 	<p><i>No acceptable or probable solution identified</i></p>
<p>SO 106. 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 104 above. 	<p>PS 106.1 Roads are designed and constructed in accordance with applicable local government and state government standards and—</p> <ul style="list-style-type: none"> i. have a maximum gradient of 12.5%; and, ii. exclude cul-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.

