

PART 6—ASSESSMENT
PROVISIONS—SPECIFIC
DEVELOPMENT

*Division 1—Assessment Provisions—Specific
Development*

6.1 Advertising Devices Code¹⁸

- (1) The provisions of this section comprise the Advertising Devices Code.

6.1.1 Compliance with the Advertising Devices Code

- (1) Development complies with the Advertising Devices Code if it is consistent with the specific outcomes for the code.

6.1.2 Purpose

- (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, land use or public safety; and,

¹⁸ Advertising structures or devices and their associated works located within a State controlled road reserve will require approval from the Department of Main Roads

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

6.1.3 Specific Outcomes and acceptable solutions or probable solutions

Table 6.1 Specific Outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Scale and Design</i>	
SO 107. Advertising devices are consistent with the scale and design of buildings and other works on the site and in the locality in which they are located.	PS 107.1 An advertising device complies with the criteria applicable to the type of advertising device stated in column 2 of Table 6.2 and illustrated in the corresponding illustrative diagram in column 2 immediately following such criteria.
SO 108. Advertising devices use materials, designs, and colours that are compatible with the character of the area in which they are located.	PS 108.1 An advertising device complies with the criteria applicable to the type of advertising device stated in column 2 of Table 6.2 and illustrated in the corresponding illustrative diagram in column 2 immediately following such criteria.
<i>Siting and Provision</i>	
SO 109. Advertising devices are located and constructed having regard to— <ul style="list-style-type: none"> i. maintaining or enhancing the amenity of the site or locality where the devices are located; ii. reducing the potential effects associated with compromising lines of sight for residents, pedestrians, cyclists and/or vehicular traffic; iii. avoiding distraction to drivers in close proximity to intersections, railway crossings and vehicle merging or weaving sections; iv. avoiding hazards to people or property including not obscuring house or street numbers or names; and, v. avoiding hazards to people via 	PS 109.1 An advertising device complies with the criteria applicable to the type of advertising device stated in column 2 of Table 6.2 and illustrated in the corresponding illustrative diagram in column 2 immediately following such criteria.

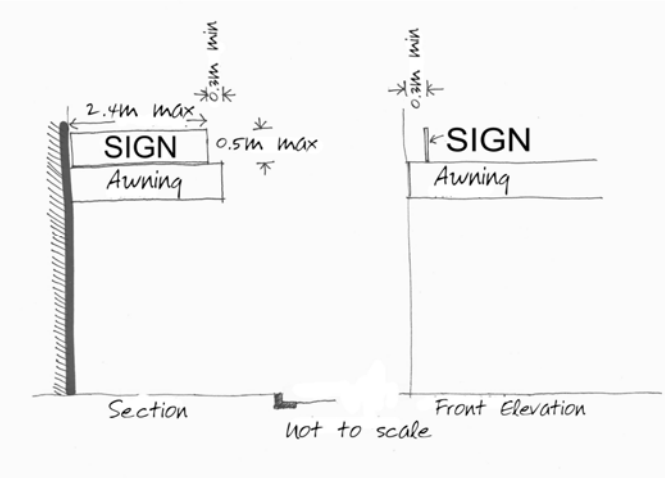


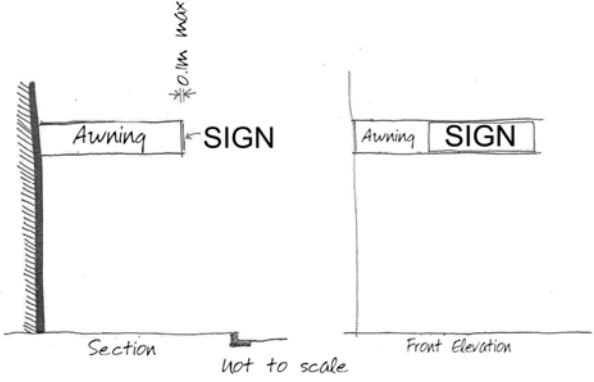
Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
protruding at unusual or obtrusive heights or angles.	
<i>Illumination including Animated and Flashing Signs</i>	
SO 110. Flashing signs do not resemble official traffic signs or signals nor are they located in positions where a traffic hazard is likely to be created.	PS 110.1 The luminance levels of advertising devices do not exceed the following— <ul style="list-style-type: none"> i. for premises in the Industrial Zone—500 cd/m²; ii. for premises in the Commercial Zone—400 cd/m²; iii. for premises in the Community Purposes, Residential, or Rural Zones—300 cd/m².
SO 111. Advertising devices are located having regard to the amenity of the local area and the potential nuisance effects of illuminated signs in the Residential and Rural Zones	PS 111.1 The luminance levels of advertising devices do not exceed the following— <ul style="list-style-type: none"> i. for premises in the Industrial Zone—500 cd/m²; ii. for premises in the Commercial Zone—400 cd/m²; iii. for premises in the Community Purposes, Residential, or Rural Zones—300 cd/m².
SO 112. Advertising Devices that incorporate flashing or pulsating forms of illumination do not create a nuisance.	PS 112.1 The luminance levels of advertising devices do not exceed the following— <ul style="list-style-type: none"> i. for premises in the Industrial Zone—500 cd/m²; ii. for premises in the Commercial Zone—400 cd/m²; iii. for premises in the Community Purposes, Residential, or Rural Zones—300 cd/m².
SO 113. The level of illumination for advertising devices, if any— <ul style="list-style-type: none"> i. is consistent with the nature of the surrounding area; and, ii. does not detrimentally affect the amenity of an area. 	PS 113.1 The luminance levels of advertising devices do not exceed the following— <ul style="list-style-type: none"> i. for premises in the Industrial Zone—500 cd/m²; ii. for premises in the Commercial Zone—400 cd/m²; iii. for premises in the Community Purposes, Residential, or Rural Zones—300 cd/m².

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Clearances</i>	
SO 114. Advertising devices, where displayed on premises, have regard to the clearance distance between the lowest part of the advertisement and the pavement for vehicles, cyclists, pedestrians and children.	PS 114.1 An advertising device complies with the criteria applicable to the type of advertising device stated in column 2 of Table 6.2 and illustrated in the corresponding illustrative diagram in column 2 immediately following such criteria.
<i>Signs adjacent to sensitive locations</i>	
SO 115. The design and location of the advertising device minimises or avoids adverse effects on the built environment or the landscape, having regard to places of scenic, historic, architectural, scientific or cultural interest.	<i>No acceptable or probable solution identified</i>



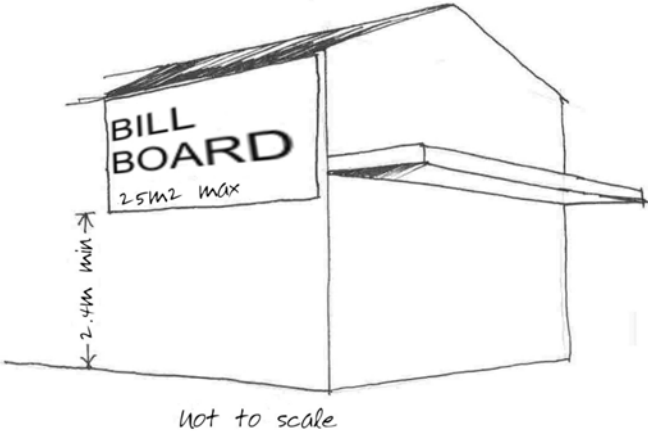
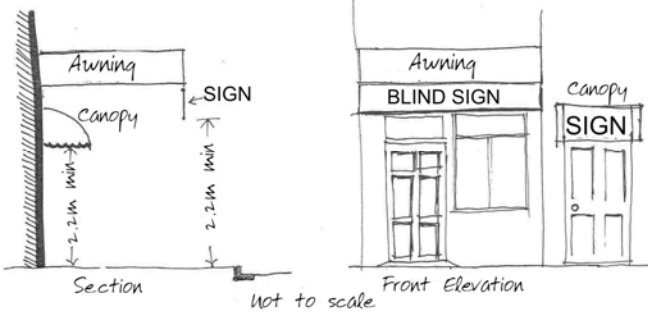
Table 6.2 Table to Acceptable Solutions and Probable Solutions

Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(a) Above Awning Sign	<p>(i) maximum depth of 0.5 metres; and</p> <p>(ii) maximum width of 0.3 metres; and</p> <p>(iii) no projection beyond the width of the awning or greater than 2.4 metres in length, whichever is the shorter; and</p> <p>(iv) minimum setback from the face of the awning fascia of 0.3 metres; and</p> <p>(v) not closer than 0.4 metres from any other above awning sign or horizontal projecting wall sign; and</p> <p>(vi) attached to the side returns of the awning fascia.</p> <p><i>Illustrative diagram</i></p> 

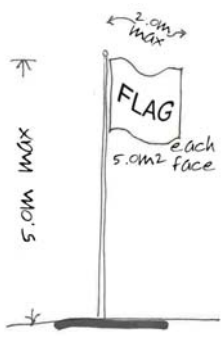
Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(b) Awning Fascia Sign	<p>(i) no projection above or below the fascia of the awning; and</p> <p>(ii) maximum depth of 0.1 metres.</p> <p><i>Illustrative diagram</i></p> 

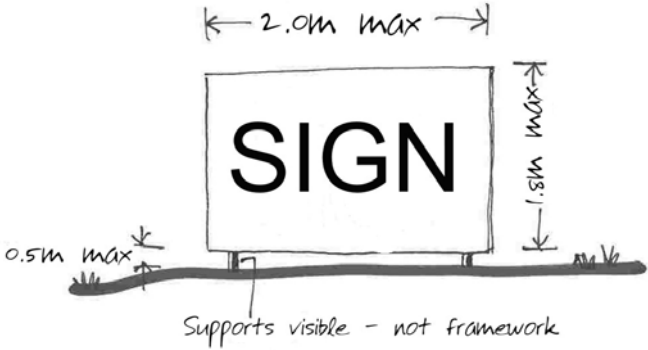



Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(c) Below Awning Sign	<p>(i) maximum depth of 0.5 metres; and</p> <p>(ii) maximum width of 0.3 metres; and</p> <p>(iii) no projection beyond the width of the awning or greater than 2.5 metres in length, whichever is the shorter; and</p> <p>(iv) no projection within 0.45 metres of the vertical projection of the kerb; and</p> <p>(v) not closer than 2.5 metres to any other below awning sign; and</p> <p>(vi) not closer than 1.5 metres to the end of the awning; and</p> <p>(vii) a maximum of two faces and being perpendicular to the frontage of the site; and</p> <p>(viii) minimum ground clearance of 2.4 metres; and</p> <p>(ix) nothing suspended from it.</p> <p><u>Illustrative diagram</u></p> <p>The diagram consists of two hand-drawn sketches. The left sketch, labeled 'Section', shows a vertical wall on the left with a horizontal awning extending from it. Below the awning, a rectangular sign is mounted. Dimension lines indicate: a minimum clearance of 0.45m between the bottom of the sign and the vertical projection of the kerb; a maximum length of 2.5m for the sign; and a minimum ground clearance of 2.4m for the sign. The right sketch, labeled 'Front Elevation', shows a similar view from the front, highlighting the sign's maximum width of 0.3m. The text 'not to scale' is written below the sketches.</p>

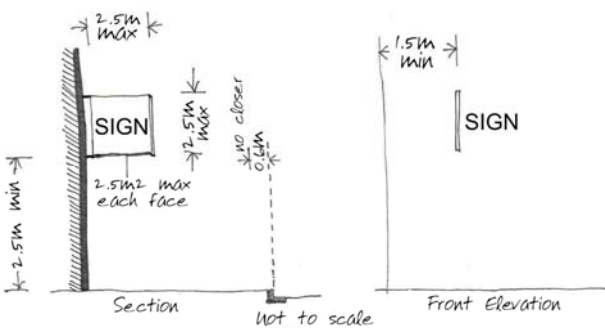
Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(d) Billboard	<p>(i) one billboard only on the site; and</p> <p>(ii) maximum area of 25 square metres per side; and</p> <p>(iii) if erected on the wall of a building—</p> <p>A. no projection beyond the wall or parapet; and</p> <p>B. minimum ground clearance of 2.4 metres; and</p> <p>C. maximum projection of 0.3 metres from the wall.</p> <p><i>Illustrative diagram</i></p>  <p style="text-align: center;">Not to scale</p>
(e) Blind sign	<p>(i) minimum clearance of 2.2 metres between the lowest part of the blind and the footpath beneath it;</p> <p>(ii) the area of the blind used for any advertising does not exceed 50% of the total blind area; and</p> <p>(iii) the blind does not extend beyond the awning or verandah.</p> <p><i>Illustrative diagram</i></p>  <p style="text-align: center;">Not to scale</p>

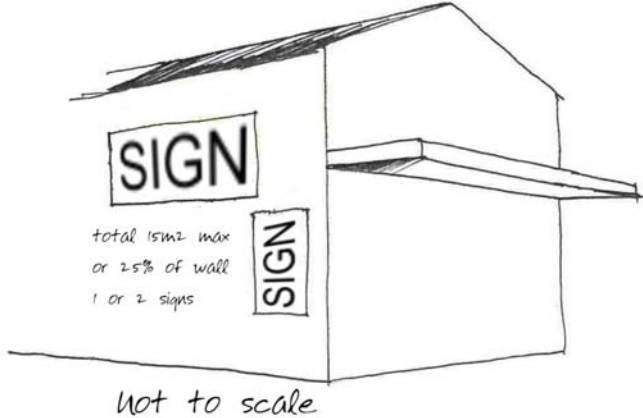


Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(f) Building Fascia Sign	(i) no projection above or below the fascia of the building; (ii) not greater than two-thirds the depth of the fascia, or 0.95 metres, whichever is the lesser; and (iii) no projection more than 0.2 metres from the vertical face of the fascia.
(g) Canopy Sign	(i) a minimum height of 2.2 metres above ground level or footway; (ii) a maximum height of 600mm; and (iii) no more than three (3) canopy signs per premises for sites with a frontage length less than 15 metres in the industrial and Commercial Zones. <i>Illustrative diagram: see Blind sign</i>
(h) Flag Sign	(i) maximum length of 2.0 metres; (ii) maximum height of 5.0 metres above natural ground level; and, (iii) maximum face area of 10 m ² for the two flag faces. <i>Illustrative diagram</i> 
(i) Frontage Sign	(i) a maximum area of 5 m ² and a single face; (ii) if in the Community Purposes Zone, Residential Zone or Rural Zone—a maximum of one sign per frontage; (iii) no extension of the sign beyond the outer extremities of any boundary fence; and (iv) no boundary fence sign attached to chain-wire fencing or other types of see-through fencing.

Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(j) Ground Base Sign	<p>(i) free-standing;</p> <p>(ii) maximum length of 2.0 metres;</p> <p>(iii) maximum height of 1.8 metres above natural ground level;</p> <p>(iv) maximum ground clearance of 0.5 metres; and</p> <p>(v) no part of the framework exposed except for supports.</p> <p><u>Illustrative diagram</u></p> 
(k) Pole or Pylon Sign	<p>(i) maximum height of 5 metres;</p> <p>(ii) minimum ground clearance of 2.7 metres;</p> <p>(iii) maximum area of 5.0 square metres for each face;</p> <p>(iv) maximum length of 2.5 metres;</p> <p>(v) maximum width of 0.3 metres; and</p> <p>(vi) 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)
(l) Projecting Wall Sign	<p>(i) maximum area of 2.5 square metres of each of two sign faces;</p> <p>(ii) maximum depth of 2.5 metres;</p> <p>(iii) maximum length of 2.5 metres;</p> <p>(iv) no projection within 0.6 metres of the vertical projection of the face of the adjacent kerb;</p> <p>(v) a minimum setback of 1.5 metres from any site boundary;</p> <p>(vi) no projection higher than the roof or top of the parapet;</p> <p>(vii) maximum height of 6.0 metres; and,</p> <p>(viii) minimum ground clearance of 2.5 metres.</p> <p><i>Illustrative diagram</i></p>  <p>The diagram consists of two parts: 'Section' and 'Front Elevation'. - Section: Shows a sign mounted on a wall. The sign's length is labeled '2.5m Max'. Its depth is labeled '2.5m Max'. The area of each face is labeled '2.5m² Max each face'. The sign is set back from the kerb by '2.5m Min'. The ground clearance is '2.5m Min'. A note says 'NO closer' to the kerb. - Front Elevation: Shows a sign with a height of '1.5m Min' from the ground level. - The text 'Not to scale' is written between the two views.</p>
(m) Roof Sign	<p>(i) maximum length of 3 metres;</p> <p>(ii) maximum depth of 0.9 metres;</p> <p>(iii) maximum width of 0.3 metres;</p> <p>(iv) maximum height above ground level of 6.3 metres or any height limit which applies in the relevant zone or to the site; and</p> <p>(v) no projection beyond the walls or highest point of the roof.</p>

Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(n) Wall Sign	<p>(i) no more than two signs on any wall;</p> <p>(ii) no projection beyond the walls; and</p> <p>(iii) total maximum area of 15 square metres for all wall signs or 25% of the area of the wall, whichever is the lesser.</p> <p><i>Illustrative diagram</i></p>  <p><i>Not to scale</i></p>

6.2 Dwelling House and Domestic Storage Code

- (1) The provisions of this section comprise the Dwelling House and Domestic Storage Code.

6.2.1 Compliance with the Dwelling House and Domestic Storage Code

- (1) Development complies with the Dwelling House and Domestic Storage Code—
- (a) if self-assessable — if it complies with the Acceptable solutions in Column 2 of Table 6.3; and
 - (b) if code assessable or impact assessable — if it is consistent with the specific outcomes.

6.2.2 Purpose of the Code

- (1) The overall outcomes are the purpose of the Dwelling House and Domestic Storage Code.
- (2) The following are the overall outcomes sought for the Dwelling House and Domestic Storage Code



- (a) Dwelling Houses—
 - (i) provide accommodation for residents to an acceptable community standard in size and appearance; and,
 - (ii) are appropriately sited to:
 - a) protect the amenity of adjoining area residents and land owners; and,
 - b) allow provision of essential on-site infrastructure including water supply, wastewater disposal, vehicle parking and access; and
 - c) provide protection from natural hazards; and,
- (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.
- (c) Sheds on the same allotment as a dwelling house—
 - (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 a non-residential or an industrial purpose; and,
 - (iii) allow the maintenance of adequate solar access to, and privacy of, adjoining premises; and
- (d) Domestic Storage has an appropriate scale and height and area 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.

6.2.3 Specific Outcomes and acceptable solutions or probable solutions

Table 6.3 Specific Outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Dwelling Houses</i>	
SO 116. Lot size are of a suitable size to accommodate a dwelling house.	PS 116.1 The lot has an area of at least 500 square metres.
SO 117. Dwelling houses are of a density compatible with the character of the locality and infrastructure capability.	PS 117.1 Not more than one dwelling is erected on the lot.
SO 118. Dwelling houses are appropriately sited to minimise impacts from traffic noise.	PS 118.1 The dwelling house is setback from a State controlled road a minimum of— <ul style="list-style-type: none"> i. 8 metres if in the Town Services Area identified on INFRA1.1 to INFRA1.5 or Infrastructure – Gin Gin; or ii. 40 metres if outside the Town Services Area;
SO 119. Adequate and appropriate infrastructure is provided to all dwelling houses.	PS 119.1 Each dwelling house is either— <ul style="list-style-type: none"> i. connected to the water and sewer system; or ii. provide on-site wastewater disposal and a potable water supply of at least 45 000 litres.
<i>For Relatives' Accommodation—</i>	
SO 120. Relatives' accommodation is to be consistent, complementary and integrated with the principal dwelling on the site.	PS 120.1 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. <p>PS 120.2 Building materials are to be consistent with those used in the principal dwelling.</p> <p>PS 120.3 A maximum of 1 unit for relative's accommodation is to be provided on site.</p>



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
SO 121. The relatives' accommodation to be ancillary to the use of the site for a detached dwelling.	PS 121.1 The GFA of the relative's accommodation is to be a maximum of 45m ² excluding balconies, decks or verandahs; and PS 121.2 There is a maximum of 1 bedroom.
SO 122. 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 122.1 A relative/s of one of the occupiers of the principal residence is to occupy the relative's accommodation.
SO 123. 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 123.1 The relative's accommodation is not to be subdivided from the detached dwelling.
SO 124. Adequate vehicle parking is provided on site for the principal dwelling and the relative's accommodation.	PS 124.1 An on-site car parking space in addition to those required for the principal dwelling is provided
<i>If located in the Rural Character Area</i>	
SO 125. The scenic qualities of the Rural Character Area are preserved.	PS 125.1 Site cover does not exceed 300m ² for a single building or structure; PS 125.2 Metal cladding is non-reflective and either colour-bond or painted; PS 125.3 No external face of any building has a surface area of more than 75 square metres contained in a single continuous plane; PS 125.4 Works do not result in an exposed excavation of more than 2.0 metres when measured vertically visible from outside the site; and, PS 125.5 Existing vegetation is retained except where clearing is required for bushfire management, weed management or in locations where the house or associated infrastructure is to be located.
<i>Sheds</i>	
SO 126. A shed on the same allotment as a Dwelling House— i. maintains the functionality of the site for domestic parking and provision of private open space; ii. is visually unobtrusive; iii. is subordinate to the dwelling house in scale and bulk; iv. retains the residential character of	PS 126.1 All sheds on the site have a combined maximum GFA, minimum frontage setback, minimum side or rear boundary clearance and maximum wall height as specified in Table 6.4.

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
residential areas; v. is compatible in scale with existing or expected future development in the locality; and vi. contributes to attractive streetscapes or rural landscapes.	
<i>Domestic Storage</i>	
SO 127. Domestic Storage— i. is visually unobtrusive; ii. retains the residential character of residential areas; iii. is compatible in scale with existing or expected future development in the locality; and iv. contributes to attractive streetscapes or rural landscapes.	PS 127.1 Domestic Storage has a— i. combined maximum GFA, minimum frontage setback, minimum side or rear boundary clearance and maximum wall height as specified in Table 6.4; and, ii. if in the Residential or Community Purposes Zone — maximum width of any opening that faces the street of: (a) 6 metres; or, (b) half the width of the frontage of the lot to which the opening is facing, whichever is the lesser.

Table 6.4 Siting Requirements for sheds on the same allotment as a dwelling house and Domestic Storage

Zone / Precinct	Combined GFA of all sheds or domestic storage	Min. frontage setback	Min side or rear boundary clearance	Height
Residential Zone (not in a precinct); or Multi-residential Precinct	Up to 60m ²	6 m	1.5 m	3 m
Low Density Residential Precinct; or Village Precinct; or Rural Zone	Up to 100m ²	15m	5m	4m
Community Purposes Zone	80m ²	No closer to the frontage than the rear alignment of any existing dwelling or proposed dwelling on the lot	2 m	4 m



Zone / Precinct	Combined GFA of all sheds or domestic storage	Min. frontage setback	Min side or rear boundary clearance	Height
Industrial Zone; or Commercial Zone	Not specified			

6.2.4 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 6.5—
 - (a) Column 2—for lots less than 450 m²;
 - (b) Column 3—for lots less than 2000m² but 450 m² or more; and,
 - (c) Column 4— for lots of 2000 m² or more.
- (2) The provisions in this section are qualitative statements and quantifiable standards for the purposes of the SBR – any non-compliance will require exercise of discretion as permitted in the SBR.
- (3) Terms used in SBR Alternative provisions in this Code have the same meaning as those in the Queensland Development Code.

Table 6.5 Qualitative statements and quantitative standards for dwelling houses

Qualitative Statements (Performance Criteria)	Quantitative Standards (Acceptable Solutions)		
	Column 2 For lots less than 450m ²	Column 3 For lots less than 2000m ² but 450m ² or more	Column 4 For lots of 2000m ² or more
<i>Boundary clearances</i>			
<i>Road setbacks</i> QDC Part 11, P1 and Part 12, P1	QDC Part 11, A1 applies	QDC Part 12, A1 applies	No dwelling, garage or carport, other than an open carport, is closer to a road than 8 metres. <i>(SBR alternative provision to Part 12, A1)</i>
<i>Side and rear boundary clearances</i> QDC Part 11, P2 and Part 12, P2	QDC Part 11, A2 applies	QDC Part 12, A2 applies	The side and rear boundary clearance for a building or structure is not less than 6 metres. <i>(SBR alternative provision to Part 12, A2)</i>

Qualitative Statements (Performance Criteria)	Quantitative Standards (Acceptable Solutions)		
	Column 2 For lots less than 450m ²	Column 3 For lots less than 2000m ² but 450m ² or more	Column 4 For lots of 2000m ² or more
<i>Site cover</i>			
QDC Part 11, P3 and Part 12, P3	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 that stated in Table 6.6 (<i>SBR alternative provision to Part 12, A3</i>)
<i>Building height</i>			
QDC Part 11, P4 and Part 12, P4	QDC Part 11, A4 applies	QDC Part 12, A4 applies	QDC Part 12, A4 applies
<i>Visual privacy</i>			
QDC Part 11, P5 and Part 12 P5	QDC Part 11, A5 applies	QDC Part 12, A5 applies	QDC Part 12, A5 applies
<i>Building maintenance for walls close to side and rear boundaries</i>			
QDC Part 11, P6 and Part 12, P6	QDC Part 11, A6 applies	QDC Part 12, A6 applies	QDC Part 12, A6 applies
<i>Sight lines on corner allotments</i>			
QDC Part 11, P7 and Part 12, P7	QDC Part 11, A7 applies	QDC Part 12, A7 applies	QDC Part 12, A7 applies
<i>On-site car parking</i>			
QDC Part 11, P8 and Part 12, P8	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	QDC Part 11, A9 applies	Not applicable	Not Applicable

Table 6.6 Site cover for dwellings on lots of 2000 m² or more

Site area (m ²)	Maximum area covered (% of lot area)
2000—2499	40
2500—2999	40
3000—3499	40
3500—3999	38
4000—4499	34
4500—4999	30
5000—5499	26
5500—5999	22
6000—6499	18
6500—6999	14
7000 or more	10



6.3 Filling and Excavation Code

(1) The provisions of this section comprised the Filling and Excavation Code.

6.3.1 Compliance with the Filling and Excavation Code

(1) Development complies with the Filling and Excavation Code if it is consistent with the specific outcomes for the code.

6.3.2 Overall outcomes

(1) The overall outcomes are the purpose of the Filling and Excavation Code.

(2) The overall outcomes for the Filling and Excavation Code are—

- (a) ground level changes are geotechnically and ecologically sound;
- (b) where filling or excavation occurs on a flood-affected site, there is no increase in the risk of flood damage to life or property for existing and proposed development; and,
- (c) filling or excavation does not adversely affect the visual character and amenity of the site or the locality;
- (d) filling or excavation does not adversely affect other premises.

6.3.3 Specific outcomes and acceptable solutions or probable solutions

(1) The specific outcomes and acceptable solutions (if self assessable) or probable solutions (if code assessable) for filling and excavation are contained in Table 6.7.

Table 6.7 Specific outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Geotechnical</i>	
SO 128. The type, composition, and placement and source of fill material is	PS 128.1 No demolition material is placed on the land.

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
geotechnically suitable and is adequately compacted to support future development.	PS 128.2 Only the following material is used for filling— i. soil, ii. earth, iii. rocks less than 150mm diameter, iv. sand, v. gravel, or vi. other clean inert material free of organic, putrescible or refuse material.
<i>Amenity</i>	
SO 129. Filling and excavation does not adversely affect visual amenity, slope stability or erosion potential of the subject or adjoining premises.	<i>No acceptable or probable solution identified</i>
SO 130. Any retaining walls are set back at least half the height of the wall from the boundary of the site.	<i>No acceptable or probable solution identified</i>
SO 131. Traffic generated by filling and excavation does not adversely affect the amenity of the locality and haul routes used for transporting fill or excavated material follow the most direct route to the nearest State-controlled road.	PS 131.1 The filling or excavation does not generate more than 20 truck movements per day. PS 131.2 The transportation of filling or excavated material does not occur for longer than 4 weeks.
<i>Environmental effects</i>	
SO 132. Filling (or fill material) and excavation does not contaminate land or waters.	<i>No acceptable or probable solution identified</i>
SO 133. Contaminated material is not used in filling.	PS 133.1 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</i> . PS 133.2 Fill material does not contain any hazardous contaminant ¹⁹ as defined under the <i>Environmental Protection Act 1994</i> .

¹⁹ The *Environmental Protection Act 1994* establishes obligations of owners and local governments regarding hazardous contaminants. See for example sections 371 and 372.



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<p>SO 134. Filling and excavation does not adversely affect environmental values in receiving waterways or wetlands nor adversely affect areas of biodiversity value identified on map NFRO3.1 to NFRO3.5 and NFRO3 – Gin Gin.</p>	<p>PS 134.1 Filling or excavation does not occur—</p> <ul style="list-style-type: none"> i. within 100 metres of any wetland or creek or 200 metres of a river; or, ii. below a 1% AEP flood level.
<p>SO 135. Filling and excavation does not lead to increased erosion or sediment-laden run-off.</p>	<p>PS 135.1 Erosion and sediment control measures are employed while works are being carried out and such measures are in accordance with the <i>Soil Erosion and Sediment Control Guidelines for Queensland</i> and the <i>Queensland Urban Drainage Manual</i>.</p>
<p>SO 136. Dust emissions are prevented from extending beyond the boundary of the site through the use of measures such as—</p> <ul style="list-style-type: none"> 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. 	<p><i>No acceptable or probable solution identified.</i></p>
<p>SO 137. Emissions of air pollutants from the premises, as a result of filling or excavation, do not cause any significant environmental harm or nuisance.</p>	<p>PS 137.1 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 137.2 No air emissions, including odours, are detectable outside the site.</p>
<p><i>Flooding and drainage</i></p>	
<p>SO 138. The finished surface level—</p> <ul style="list-style-type: none"> i. is free draining; ii. does not interrupt or materially change the surface water drainage from or onto adjoining land; iii. does not adversely affect the flow of water in any overland flow path; and iv. permits surface water to drain to a lawful point of discharge. 	<p><i>No acceptable or probable solution identified</i></p>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<p>SO 139. Filling and 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; iii. hazards to property or people; iv. any impediment to a Counter Disaster Plan measure; v. creating new flood prone land or a flood hazard; and, vi. adverse hydraulic impact on areas external to the site. 	<p><i>No acceptable or probable solution identified</i></p>

6.4 Gates and Grids Code

- (1) The provisions in this section comprise the Gates and Grids Code.

6.4.1 Compliance with the Gates and Grids Code

- (1) Development complies with the Gates and Grids Code if it is consistent with the specific outcomes for the code.

6.4.2 Purpose

- (1) The overall outcomes are the purpose of the Gates and Grids Code.
- (2) The following are the overall outcomes sought for the Gates and Grids Code—
- (a) Gates and grids prevent the movement of livestock, while facilitating the passage of pedestrians and vehicles;
 - (b) Gates and Grids are—
 - (i) provided in a cost-effective manner; and,
 - (ii) constructed to standards that optimise their whole-of-life costs; and,
 - (iii) capable of being used safely by vehicles and pedestrians.



6.4.3 Specific outcomes and probable solutions

Table 6.8 Specific outcome and probable solutions for gates and grids

Column 1: Specific outcomes	Column 2: Probable solutions
<p>SO 140. The gate or grid allows the safe movement of traffic and pedestrians along the road during and after construction.</p>	<p>PS 140.1 Gates and grids are provided and maintained to the standards stated in planning scheme policy 6</p> <p>PS 140.2 Gates and grids are located perpendicular to the centre line of the road.</p> <p>PS 140.3 The gate or grid is clearly identified to road users by signs.</p>

6.5 Home Business Code

- (1) The provisions of this section comprise the Home Business Code.

6.5.1 Compliance with the Home Business Code

- (1) Development complies with the Home Business Code if it is consistent with the specific outcomes for the code.

6.5.2 Purpose

- (1) The overall outcomes are the purpose of the Home Business Code.
- (2) The following are the overall outcomes sought for the Home Business Code—
- (a) home businesses are conducted by residents within their dwelling, or its curtilage, while maintaining its primary use as a residence;
 - (b) home businesses do not detract from the amenity of the locality; and,
 - (c) home businesses are inconspicuous.

6.5.3 Specific outcomes and acceptable solutions or probable solutions

Table 6.9 Specific outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Amenity</i>	
SO 141. The home business is— <ul style="list-style-type: none"> i. subordinate to the dwelling house; ii. low key in impacts, size and employment; and iii. complementary to the residential amenity. 	PS 141.1 The home business has a maximum— <ul style="list-style-type: none"> i. GFA of 30m² if the home business does not provide visitor accommodation; ii. of 2 guest rooms if providing visitor accommodation; and iii. of 2 non-resident employees.
SO 142. The operation of the home business does not adversely affect the amenity of the area or result in adverse environmental impacts in regard to— <ul style="list-style-type: none"> i. noise; 	PS 142.1 If not providing accommodation, the hours of operation are limited to between 7.00 am and 7.00 pm weekdays and between 7.00 am and 1.00 pm Saturdays.



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<ul style="list-style-type: none"> ii. emissions to air (including odour) or water; iii. disposal of waste; iv. lighting; and v. traffic or parking. 	<p>PS 142.2 The Home business does not—</p> <ul style="list-style-type: none"> i. accommodate at any one time more than 4 visitors if in the Residential Zone, or 10 visitors otherwise; or, ii. involve the display or storage of goods where they are visible from outside the premises; or, iii. for vehicles or vehicle components or small engines—involve the storage, repair, maintenance, fitting of accessories or parts, servicing, painting, or detailing of; or, iv. involve the sale or hiring out of articles, goods, materials or vehicles. <p>PS 142.3 The home business does not result in the release of any contaminants (as defined in the <i>Environmental Protection Act 1994</i>).</p>
<p>SO 143. Advertising devices do not adversely affect the amenity of the locality.</p>	<p>PS 143.1 The total area of advertising devices on the premises is not more than 0.5 m².</p> <p>PS 143.2 Advertising devices are not illuminated, moving or flashing at any time.</p> <p>PS 143.3 Any advertising devices are only located on the premises or are a <i>frontage sign</i>.</p>
<p><i>Car parking and access</i></p>	
<p>SO 144. Traffic generation and car parking do not adversely affect the amenity of the locality.</p>	<p>PS 144.1 Car parking is to be provided on site in accordance with the Australian Standard AS2890 at a rate of—</p> <ul style="list-style-type: none"> i. for visitor accommodation – 1 car parking space per guest room in addition to resident car parking spaces; and ii. otherwise – one additional car parking space. <p>PS 144.2 The use does not generate more than 15 vehicle movements per day.</p> <p>PS 144.3 Not more than one service vehicle travels to the site per week.</p> <p>PS 144.4 No vehicle that is associated with the use and which has a gross vehicle mass of more than 5.0 tonnes is stopped or parked at the premises.</p>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Works</i>	
SO 145. Building works and operational works are consistent with the scale, location and character of works reasonably expected in a residential area.	PS 145.1 No new building or structure is more than 8.5 metres high if in the Residential Zone, or more than 10.0 metres if in the Rural Zone. PS 145.2 Site cover is not increased or is not more than 50%.
<i>Infrastructure</i>	
SO 146. The home business does not adversely affect existing services.	<i>No probable solution or acceptable solution stated</i>

6.6 Infrastructure Works Code

- (1) The provisions in this section comprise the Infrastructure Works Code.

6.6.1 Compliance with the Infrastructure Works Code

- (1) Development complies with the Infrastructure Works Code if it is consistent with the specific outcomes for the code.

6.6.2 Purpose

- (1) The overall outcomes are the purpose of the Development Infrastructure Works Code.
- (2) The following are the overall outcomes sought for the Development Infrastructure 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) capable of being used safely.



Work associated with a material change of use—

- (b) services are provided to a level ordinarily expected by the community and not less than that generally in the locality;

Operational work for reconfiguring a lot—

- (c) roads are constructed to suitable standards that optimise their whole-of-life costs;
- (d) each lot is adequately connected to—
 - (i) water supply (potable supply and for fire fighting);
 - (ii) sewerage;
 - (iii) stormwater drainage;
 - (iv) power supply; and
 - (v) telecommunications.

6.6.3 Specific outcomes Specific outcomes and probable solutions

Table 6.10 Specific outcomes and acceptable solutions

Column 1: Specific outcomes	Column 2: Probable solutions
SO 147. The nature and scale of the use or works are consistent with the capacity of the infrastructure servicing the premises and its safe and efficient operation.	<i>No probable solution identified</i>
SO 148. Each new lot is capable of being connected to or providing within it— <ul style="list-style-type: none"> i. an adequate and reliable potable water supply; and, ii. a sustainable system of sewage and other wastewater disposal; and, iii. drainage; and, iv. a reticulated electricity supply; and, v. telecommunications. 	<i>No probable solution identified</i>
SO 149. Water supply, sewerage and roads are provided to— <ul style="list-style-type: none"> i. meet appropriate standards at the least whole of life cost, including avoiding unnecessary duplication; ii. be robust and fit for the purpose 	PS 149.1 Water supply, sewerage and roads are designed and constructed to the standards stated in <i>Planning Scheme Policy 5—Design and Construction Standards for Infrastructure</i> .

Column 1: Specific outcomes	Column 2: Probable solutions
<p>and intended period of operation;</p> <ul style="list-style-type: none"> iii. be easily maintained without unnecessarily requiring specialist expertise or equipment; iv. be comprised of components and materials that are readily accessible and available; and v. be readily integrated with existing systems and facilitate the orderly provision of future systems. 	
<p>SO 150. Adequate stormwater drainage is provided to—</p> <ul style="list-style-type: none"> i. meet appropriate standards at the least whole of life cost, including avoiding unnecessary duplication; ii. detain, collect and reuse 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 lawful points of discharge; vii. prevent erosion and the accumulation of sediment; and, viii. protect the quality of downstream water within acceptable limits by removing or reducing sediment, nutrients and other pollutants. 	<p>PS 150.1 Stormwater drainage is designed and constructed to the standards stated in Planning Scheme Policy 5—Design and Construction Standards for Infrastructure.</p>
<p>SO 151. Uses and works maintain or improve the safe and efficient operation of roads having regard to—</p> <ul style="list-style-type: none"> i. the traffic profile and factors influencing road usage; ii. the potential for conflict between vehicles or between vehicles and pedestrians; and, iii. the number and location of driveways connecting car parks with the public road network in the local government area; 	<p>PS 151.1 Water supply, sewerage, roads and drainage are designed and constructed to the standards stated in <i>Planning Scheme Policy 5—Design and Construction Standards for Infrastructure</i>.</p> <p>PS 151.2 Vehicular access to sites with more than one frontage road is via the least trafficked road.</p> <p>PS 151.3 Not more than one vehicular access connects the vehicular parking and manoeuvring areas with the public road network.</p> <p>PS 151.4 Vehicle crossovers are separated from any other vehicle crossover by a distance of not less than three metres.</p> <p>PS 151.5 If in a high or moderate bushfire risk area the reconfiguring incorporates a</p>



Column 1: Specific outcomes	Column 2: Probable solutions
	perimeter road that has a minimum cleared width of 20 metres and, with a constructed road not less 6 metres wide.
SO 152. Erosion resulting from the works is minimised and the amount of sediment leaving the site is minimised;	<i>No probable solution identified</i>

6.7 Intensive Animal Husbandry Code

- (1) The provisions in this section comprise the Intensive Animal Husbandry Code.

6.7.1 Compliance with Intensive Animal Husbandry Code

- (1) Development complies with the Intensive Animal Husbandry Code if it is consistent with the specific outcomes for the code.

6.7.2 Purpose

- (1) The overall outcomes are the purpose of the Intensive Animal Husbandry Code.
- (2) The following are the overall outcomes sought for the Intensive Animal Husbandry code—
- (a) sites are large enough to accommodate *intensive animal husbandry* uses without compromising the character or amenity of an area;
 - (b) sites are appropriately located in relation to natural features and other uses or works;
 - (c) the use does not compromise the existing or future amenity of a locality; and
 - (d) the establishment and management of Intensive animal husbandry uses do not compromise natural systems or processes.

6.7.3 Specific outcomes and probable solutions

Table 6.11 Specific outcomes and probable solutions

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Location</i>	
SO 153. The use does not compromise the use of the site or adjoining land for agricultural production.	PS 153.1 Intensive animal husbandry uses do not establish on Class A, Class B or Class C Good Quality Agricultural Land ²⁰ .
<i>Amenity</i>	
SO 154. The siting of all structures is consistent with the amenity of the locality, including visual amenity and the noise environment.	PS 154.1 Buildings and other structures are setback from property boundaries in accordance with Table 6.12. PS 154.2 The use does not generate noise greater than 5 dB(A) above average background noise levels at the boundary of the site.
<i>Waste management</i>	
SO 155. The siting of waste disposal areas does not compromise the amenity of an area.	PS 155.1 Waste disposal areas are setback from property boundaries the distances stated in Table 6.12.
SO 156. The disposal of liquid or solid wastes generated by intensive animal husbandry uses does not create unacceptable impacts having regard to considerations such as the release of contaminants (including odours), and associated management techniques.	<i>No probable solution identified</i>
SO 157. Waste disposal areas do not provide an environment that attracts vermin or is conducive to fly or mosquito breeding.	<i>No probable solution identified</i>
SO 158. Waste disposal areas are situated only where there is no risk of contaminating groundwater or surface water resource.	<i>No probable solution identified</i>
SO 159. Waste disposal areas do not adversely affect native or riparian vegetation.	<i>No probable solution identified</i>



Table 6.12 Setback distances for Intensive animal husbandry.

Setback from:	Piggery or feedlot (metres)	Poultry farm (metres)	Stables (metres)	Dairy (metres)
Road frontage	200	60	-	60
<i>Creek</i>	100	100	100	100
<i>River</i>	200	200	200	200
Side or rear boundary	50	50	15	20
Any dwelling on another lot	500	400	20	300
Land in the Residential Zone	1000	800	100	600

6.8 Landscaping Code

- (1) The provisions of this section comprise the Landscaping Code.

6.8.1 Compliance with the Landscaping Code

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

6.8.2 Purpose

- (1) The purpose of the Landscaping Code is to seek the following overall outcomes—
- (a) an attractive environment suited to the local government area;
 - (b) streetscape and landscape character that is consistent throughout a zone;
 - (c) landscaping that is functional and complementary to the climate, soils and aspect;
 - (d) landscaping that complements and enhances the uses and other works with which it is associated;
 - (e) visually pleasant townscapes, streetscapes and landscapes;
 - (f) the protection of privacy of occupiers of nearby premises;
 - (g) the maximisation of personal safety;
 - (h) retention of vegetation of ecological, aesthetic and/or cultural significance;

- (i) landscaping in the public and private realms are complementary; and
- (j) landscaping is—
 - (i) easily maintained, and
 - (ii) conserves energy and water; and,
- (k) plant species used in landscaping do not have the potential to become environmental weeds.

6.8.3 Specific outcomes and probable solutions

Table 6.13 Specific outcomes and acceptable solutions

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Amenity</i>	
SO 160. Landscaping protects the amenity of any existing or future residential areas.	<p>PS 160.1 Where the use is other than a residential use (and not in the Rural Zone) — landscaping not less than 3.0 metres wide that visually screens the lot is provided along the full length of boundaries common to land in the Residential Zone; or</p> <p>PS 160.2 For all non-residential uses within 50m of land used for a residential use or land in the Residential Zone —landscaping buffer not less than 3.0 metres wide that visually screens the non-residential use is provided between the residential use or the land in the Residential Zone and the non-residential use; or</p> <p>PS 160.3 Where the lot is in the Rural Zone and abuts land included in the Residential Zone — Landscaping not less than 10.0 metres wide that visually screens the lot is provided along the full length of boundaries common to land in the Residential Zone.</p>



Column 1: Specific outcomes	Column 2: Probable solutions
<p>SO 161. Landscaping protects and enhances the amenity along roads.</p>	<p><i>For frontages other than a frontage to a State controlled road or principal local government road—</i></p> <p>PS 161.1 In the Commercial or Industrial Zone — landscaping not less than 3.0 metres wide and which visually enhances the lot and the works located thereon is provided along the full length of the road frontage other than to a State controlled road or principal local government road, other than at approved access points.</p> <p>PS 161.2 In the Residential Zone — A landscaped area not less than 2.0 metres wide and which visually enhances the lot and the works located thereon is provided along the full length of the road frontage other than State controlled or Principal local government road, other than at approved access points.</p> <p>PS 161.3 In the Rural Zone — Landscaping not less than 5.0 metres wide is provided along the full length of the road frontage, other than at approved access points.</p> <p><i>Where the lot fronts a State controlled road or a principal local government road—</i></p> <p>PS 161.4 If in other than the Rural Zone — A landscaped area that is not less than 5.0 metres wide is provided along the full length of the road frontage, other than at approved access points.</p> <p>PS 161.5 If in the Rural Zone — Landscaping that is not less than 10.0 metres wide is provided along the full length of the road frontage, other than at approved access points.</p>
<p>SO 162. Landscaping disguises or screens aesthetically undesirable features of development including—</p> <ul style="list-style-type: none"> i. service; and ii. outdoor storage areas such as those used to store refuse receptacles. 	<p>PS 162.1 No service areas and outdoor storage areas are visible from locations off the site.</p>
<p>SO 163. Landscaping is consistent with the established and desired landscape character of the street or locality.</p>	<p>PS 163.1 Not less than 25% of the site is developed with landscaping</p>

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Character</i>	
SO 164. Landscaping makes a positive contribution to the character of the locality in which it is situated.	<p><i>For the Community Purposes and Residential Zones—</i></p> <p>PS 164.1 Not less than 25% of the site is developed with landscaping.</p> <p><i>For the Industrial Zone—</i></p> <p>PS 164.2 Not less than 10% of the site is developed with landscaping</p>
SO 165. Where a street or locality has a specific character derived from existing vegetation, landscaping accommodates the retention of existing vegetation, including street trees, and the planting of similar species to achieve continuity (except where the species is identified as an undesirable species, or listed on any noxious plant register).	<i>No probable solution identified</i>
<i>Suited to its context</i>	
SO 166. Landscaping is sensitive to site attributes such as streetscape character, natural landform, views, land capability, drainage and availability of water.	<i>No probable solution identified</i>
SO 167. Landscaping is sympathetic to the local environment having regard to— <ul style="list-style-type: none"> i. the ability of the landscaping to minimise the need for irrigation; ii. the extent of areas that are suitable for the on-site absorption of stormwater; and, iii. the ability for permeable surfaces to properly drain. 	<i>No probable solution identified</i>
SO 168. Landscaping reduces erosion through the incorporation of measures such as using vegetation for soil stabilisation and sediment screening.	<i>No probable solution identified</i>
SO 169. Landscaping integrates well with the future use and other works situated on the lot.	<i>No probable solution identified</i>



Column 1: Specific outcomes	Column 2: Probable solutions
<p>SO 170. Landscaping preserves access to infrastructure services and facilities and ensures that plants, materials, and irrigation devices are sited taking into consideration the location and accessibility of overhead and underground infrastructure services and facilities.</p>	<p><i>No probable solution identified</i></p>
<p><i>Convenience and safety</i></p>	
<p>SO 171. Landscaped areas are accessible to all persons.</p>	<p><i>No probable solution identified</i></p>
<p>SO 172. Landscaping provides protection from climatic elements including shade in summer and the screening of wind in winter.</p>	<p><i>No probable solution identified</i></p>
<p>SO 173. Landscaping provides visual relief and shade throughout outdoor carparking areas.</p>	<p>PS 173.1 External car parking areas include one shade tree for every 8 parking space distributed throughout such parking areas.</p>
<p>SO 174. Landscaping accommodates clearly visible pedestrian and vehicle sight lines to minimise the likelihood of accidental collision by—</p> <ul style="list-style-type: none"> i. not locating structures that are more than 700 mm high within sight lines; ii. not planting species that are likely to grow higher than 700 mm within a sight line; and, iii. constructing pathways for pedestrians and cyclists on desire lines. 	<p><i>No probable solution identified</i></p>
<p>SO 175. Landscape design discourages crime and vandalism and enhances personal and property security based on the principles of <i>Crime Prevention Through Environmental Design</i> by—</p> <ul style="list-style-type: none"> i. providing security and path lights around building entries, driveways, parking areas and walking paths; and, ii. maintaining or establishing a high degree of visibility along pathways, at access points and other publicly accessible spaces; and, iii. restricting opportunities for people to conceal themselves. 	<p><i>No probable solution identified</i></p>

Column 1: Specific outcomes	Column 2: Probable solutions
SO 176. Landscaping incorporates safety features including adequate lighting, non-slip surfaces and handrails.	<i>No probable solution identified</i>
SO 177. Any play areas within the landscaping are— i. separated, either by distance or a suitable barrier, from areas on which vehicles are driven; and, ii. substantially shaded between the hours of 10:00 AM and 2:00 PM	<i>No probable solution identified</i>
<i>Natural environmental values</i>	
SO 178. The ecological values of a site and/or of adjoining land are enhanced, taking into account the proximity to any environmentally sensitive area, or any element of high community value, habitat, waterway corridor or wetland.	PS 178.1 Only species identified in Planning Scheme Policy 3—Landscaping (Division 3) are situated within the landscaped area. PS 178.2 No 'undesirable species' as listed in Planning Scheme Policy 3—Landscaping (Division 3) are to be included in any landscaping.
SO 179. The landscaped area minimises the demand for potable water from the local government's water reticulation system.	PS 179.1 Only species identified in Planning Scheme Policy 3—Landscaping (Division 3) are situated within the landscaped area. PS 179.2 No 'undesirable species' as listed in Planning Scheme Policy 3—Landscaping (Division 3) are to be included in any landscaping.
SO 180. Landscaping works can be efficiently and effectively maintained, having regard to— i. the selection of endemic species to minimise maintenance and for longevity; and, ii. the provision of suitable irrigation systems.	PS 180.1 Only species identified in Planning Scheme Policy 3—Landscaping (Division 3) are situated within the landscaped area. PS 180.2 No 'undesirable species' as listed in Planning Scheme Policy 3—Landscaping (Division 3) are to be included in any landscaping.



6.9 Multi-residential Code

- (1) The provisions of this section comprise the Multi-residential Code.

6.9.1 Compliance with the Multi-residential Code

- (1) Development complies with the Multi-residential Code if it is consistent with the specific outcomes for the code.

6.9.2 Purpose

- (1) The overall outcomes are the purpose of the Multi-residential Code.
- (2) The following are the overall outcomes sought for the Multi-residential Code—
- (a) development maintains the streetscape and character of the locality and provides an acceptable level of residential amenity;
 - (b) new housing provides for the development and maintenance of a pleasant residential environment for occupants; and,
 - (c) a range residential types and densities, providing choice for residents, is available.

6.9.3 Effects of use

Table 6.14 Specific outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Site suitability and amenity</i>	
SO 181. Lots are of suitable size and shape for the intended purpose.	PS 181.1 The site is at least 800 m ² in area. PS 181.2 For up to two dwellings—the lot is capable of accommodating a horizontal rectangle 15 metres by 25 metres. PS 181.3 For more than two dwellings— the site area is not less than 300 m ² per dwelling unit.
SO 182. On-site facilities (eg clothes drying, refuse collection) do not detract from the amenity of adjoining dwellings.	<i>No acceptable or probable solution identified</i>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Open space</i>	
SO 183. Landscaping— i. contributes to a pleasant residential streetscape; and, ii. preserves and integrates within the landscape design significant existing trees.	PS 183.1 At least 30% of the site is— i. not occupied by buildings, areas on which vehicles are driven, clothes drying areas, refuse storage areas, and; ii. incorporates <i>landscaping</i> .

6.9.4 Effects of works

Table 6.15 Specific outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Building work—scale and bulk</i>	
SO 184. Buildings and structures have a scale compatible with the predominant building scale in the locality.	PS 184.1 Buildings and structures are not more than 8.5 metres high.
SO 185. Buildings do not appear bulky.	PS 185.1 Buildings are setback a minimum of 3 metres or half the height of the building (whichever is the greater) from all side boundaries. PS 185.2 Walls are not more than 15m long in a single plane. PS 185.3 Site cover does not exceed 50% for the ground floor; and 35% for any storeys above ground floor. PS 185.4 No roof has any dimension in a single plane of more than 18 metres.; and PS 185.5 Buildings are setback a minimum of 6 metres from all rear boundaries.
<i>Building work—amenity</i>	
SO 186. Building design and siting protects the visual and acoustic amenity of nearby dwellings.	<i>No acceptable or probable solution identified</i>



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
SO 187. Buildings avoid or minimise the adverse effects of road traffic noise, dust or vibration from State-controlled roads and principal local government roads.	PS 187.1 Buildings are setback not less than— <ul style="list-style-type: none"> i. 6 metres from a road other than a State controlled road; ii. 8m from a State controlled road if in the Town Services Area; and, iii. 40m from a State controlled road outside the Town Services Area
SO 188. Overlooking is avoided through— <ul style="list-style-type: none"> i. orienting and locating windows and balconies away from adjacent residential buildings; ii. the use of privacy screens or hoods; and, iii. carrying out landscaping treatments. 	PS 188.1 No unscreened window is closer to a side or rear boundary than 2 metres (at ground floor level) or 6 metres (above ground floor level).
SO 189. The character of the locality is reflected in the design, including— <ul style="list-style-type: none"> i. articulating the roofline and reflecting the dominant design of the locality; and, ii. within facades—making use of materials that complement those used in the locality. 	<i>No acceptable or probable solution identified</i>
SO 190. The building contributes to a pleasant streetscape and generally address the street (with at least one pedestrian entrance visible from the street).	PS 190.1 Retaining walls located on or within 1.0 metre of a boundary are no more than 1.5 metres high. PS 190.2 Boundary fences are no more than 2.0 metres high. PS 190.3 Car parking is not situated between the building and the street frontage. PS 190.4 Not more than two garage doors or openings are within 45 degrees of facing a street frontage.
<i>Required infrastructure and services</i>	
SO 191. Infrastructure is provided to levels expected in an urban residential environment.	<i>No acceptable or probable solution identified</i>
SO 192. Internal access and layout permits access by emergency vehicles.	<i>No acceptable or probable solution identified</i>
SO 193. Where a maximum of two units are provided adequate parking is provided on the site.	PS 193.1 A minimum of two covered spaces and one uncovered car parking space complying with Australian Standard AS 2890 is to be provided on site.

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Open Space</i>	
SO 194. Sufficient space is provided around buildings to accommodate private open space.	PS 194.1 Site cover does not exceed 50% for the ground floor; and 35% for any storeys above ground floor. PS 194.2 minimum of 30% of the site is provided as private open space.
SO 195. Private open space is easily accessible from main habitable rooms at ground storey level.	<i>No probable solution stated</i>
SO 196. Screening is provided where necessary to provide privacy for users of private open space on the site.	<i>No probable solution stated</i>

6.10 Planning Scheme Building Matters Code²¹

- (1) The following acceptable solutions comprise the Planning Scheme Building Matters Code—
 - (a) No part of any building or structure is more than 8.5 metres high; and,
 - (b) *Site cover* is not more than 50%.
- (2) Stormwater drainage for buildings and structures other than class 1 or class 10 complies with Australian Standard AS/NZS 3500 Part 3.2 – 1998 – National Plumbing and Drainage Code – Stormwater Drainage.

²¹ This code only applies to 'building work not associated with a material change of use'—see the 'Assessment table for other than making a material change of use' for each zone.



6.11 Reconfiguring a Lot Code

- (1) The provisions of this section comprise the Reconfiguring a Lot Code.

6.11.1 Compliance with the Reconfiguring a Lot Code

- (1) Development complies with the Reconfiguring a Lot Code if it is consistent with the specific outcomes for the code.

6.11.2 Purpose

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

General—

- (a) lots are suitable for the intended use or probable uses having regard to the zone in which the site is included;
- (b) adequate clearances are provided between existing buildings and new boundaries; and,
- (c) access to lots is not likely to create or exacerbate a traffic problem or adversely affect the function of a road.

If an increase in the number of lots—

- (d) lots are or will be connected to services in a cost-effective sequence in the local government area considering the feasibility of such connections;
- (e) the reconfiguring does not compromise the future development of adjoining land;
- (f) environmental values are not compromised;
- (g) the productivity of good quality agricultural lands is not compromised;
- (h) the reconfiguring does not result in an excessive supply of residential lots; and,
- (i) any other overall outcomes sought with respect to the zone in which the reconfiguring occurs.

6.11.3 Specific outcomes and acceptable solutions

Table 6.16 Specific outcomes and solutions

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Lot size and configuration—generally applicable</i>	
<p>SO 197. The reconfiguring is compatible with other development in the locality and is suitable for its intended use, or probable use, considering—</p> <ul style="list-style-type: none"> i. the area, proportion and orientation of the lots; and, ii. the frontage to a road; and, iii. the topography of the site; and, iv. the location of existing features, uses and works on the land or on adjacent land; and, v. existing and proposed access. 	<p>PS 197.1 Lots are regular in shape.</p> <p>PS 197.2 Lot sizes and frontages are not less than the minima identified in Column 2 of Table 6.17 as being applicable in the zones, and circumstances if any, stated in Column 1.</p> <p>PS 197.3 A suitable building platform is available that—</p> <ul style="list-style-type: none"> i. is above the 1% AEP flood event; ii. has an area of not less than 80 square metres; iii. has a width-to-depth ratio of at least 1:2; and, iv. has a maximum slope of natural ground level less than 20%.
<p>SO 198. The reconfiguring does not result in increased risk to life or property as a result of flooding, landslide, bushfire, or other natural hazard, having regard to the likely subsequent development on the land.</p>	<i>No probable solution identified</i>
<p>SO 199. Adequate pedestrian and vehicular access is available to all lots.</p>	<i>No probable solution identified</i>
<p>SO 200. Adequate separation distances between residential uses and Electricity Transmission line easements are provided.</p>	<p>PS 200.1 Residential lots are setback from the boundary of Electricity Transmission Line Easements by—</p> <ul style="list-style-type: none"> i. a 20 metre separation distance for transmission lines up to 132kV; ii. a 30 metre separation distance for transmission lines between 133kV and 275kV; and iii. a 40 metre separation distance for transmission lines greater than 275kV.
<i>If in the Rural Zone—</i>	
<p>SO 201. The reconfiguring does not compromise the capability of the land to be sustainably used for crop or animal production, excluding <i>intensive animal husbandry</i>, with a reasonable level of inputs and without causing degradation of land or</p>	<p>PS 201.1 Lot sizes and frontages are not less than the minima identified in Column 2 of Table 6.17 as being applicable in the Rural Zone and circumstances, if any, stated in Column 1.</p>



Column 1: Specific outcomes	Column 2: Probable solutions
other natural resources.	
<i>If an increase in the number of lots—</i>	
SO 202. The reconfiguring protects biodiversity values of local, regional and State significance identified on Map NFRO3.1 to NFRO3.5 and NFRO3 – Gin Gin and natural features, including waterways.	<i>No probable solution identified</i>
SO 203. An adequate supply, but not oversupply, of residential lots is available for a range of household types.	<i>No probable solution identified</i>
SO 204. The reconfiguring integrates well with— i. existing uses and works; and, ii. likely future development in the locality.	<i>No probable solution identified</i>
<i>For lots in a Residential Zone or on which dwellings may be built—</i>	
SO 205. The reconfiguring provides an area within each lot suitable for a building able to accommodate the intended or probable use of the site.	<i>No probable solution identified</i>
SO 206. Lots are orientated to facilitate the siting of dwellings to take account of micro-climatic benefits.	<i>No probable solution identified</i>
SO 207. Lots in the Residential Zone are designed to enable buildings to be oriented to enable climatic extremes to be moderated using energy conservation principles.	<i>No probable solution identified</i>
SO 208. Each lot on which a dwelling may be built has an adequate supply of water available for fire fighting purposes.	<i>No probable solution identified</i>
SO 209. Lots are located and designed with recognition of the inclusion of buffers to minimise conflicts with rural uses.	<i>No probable solution identified</i>
<i>If in the Scenic and Rural Character Area—</i>	
SO 210. Works required to facilitate vehicular movement and parking does not result in a loss of vegetation that is prominent from any public place.	<i>No probable solution identified</i>
SO 211. Lot boundaries are sympathetic to topographical and other natural features of the site.	<i>No probable solution identified</i>

Column 1: Specific outcomes	Column 2: Probable solutions
<i>For lots in the bushfire prone area—</i>	
SO 212. The reconfiguring includes a fuel-modified buffer that— <ul style="list-style-type: none"> i. has been selectively cleared where necessary; and, ii. includes landscaping that is designed and provided to protect buildings and not increase the level of bushfire risk. 	PS 212.1 In bushfire prone areas the reconfiguring incorporates— <ul style="list-style-type: none"> i. a perimeter road that has a minimum cleared width of 20 metres; ii. a constructed road width of 6 metres; iii. construction to an all-weather standard; and, iv. a ring road system that provides a fire break and access for fire fighters.
<i>If involving the opening of a road—</i>	
SO 213. The design of each new road conveys its primary function in road network in the local government area.	<i>No probable solution identified</i>
SO 214. The design of each new road encourages safe and proper driver behaviour considering the primary function of that road.	<i>No probable solution identified</i>
SO 215. The road layout does not compromise the safe and efficient use of the existing or future road network.	<i>No probable solution identified</i>
SO 216. The road layout, design and construction take account of the need for access by emergency vehicles and possible evacuation.	<i>No probable solution identified</i>
<i>Nature conservation—</i>	
SO 217. The reconfiguration of land does not result in degradation of the natural environment.	<i>No probable solution identified</i>
SO 218. Reconfiguration does not adversely impact on the drainage of the subject land or adjacent lands.	<i>No probable solution identified</i>



Column 1: Specific outcomes	Column 2: Probable solutions
<p>SO 219. Each lot is able to accommodate any use that is exempt or self-assessable without—</p> <ul style="list-style-type: none"> i. increasing any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of any infrastructure system (including on-site disposal of domestic effluent) or increasing the cumulative effects of the systems in the locality; ii. increasing any health risks during a system failure; and iii. deteriorating the water quality of existing and/or proposed water supplies. 	<p><i>No probable solution identified</i></p>

Table 6.17 Minimum sizes for lots

Column 1: Zone (and circumstances, if any)	Column 2: Minimum sizes	
	Minimum area	Minimum frontage
Commercial	400 square metres	10 metres
Community Purposes	4,000 square metres	40 metres
Industrial	1,000 square metres	20 metres
Residential (if a rear lot)	800 square metres (not including access strip)	6 metres
Residential (if within the Low Density Residential Precinct and within 3km of the town of <ul style="list-style-type: none"> a) Tirroan (measured from the intersection of Geary Street and Albany Street); b) Wallaville (measured from the intersection of Grey Street and Mill Street); or c) Gin Gin (measured from the intersection of May Street and Mildren Street). 	5000 square metres	40 metres
Residential (if within the Low Density Residential Precinct)	2.0 hectare	70 metres
Residential (if within the Village Precinct)	1100 square metres	22 metres
Residential (if the above circumstances do not apply)	500 square metres	16 metres
Rural (if <i>Class A Land</i>)	100 hectares	200 metres
Rural (if <i>Class B Land</i>)	200 hectares	200 metres
Rural (if <i>Class C Land</i>)	200 hectares	200 metres
Rural (otherwise)	250 hectares	200 metres

6.12 Vehicle Parking and Access Code

- (1) The provisions of this section comprise the Vehicle Parking and Access Code.

6.12.1 Compliance with the Vehicle Parking and Access Code

- (1) Development complies with the Vehicle Parking and Access Code if it is consistent with the specific outcomes for the code.

6.12.2 Purpose

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

6.12.3 Specific outcomes and acceptable solutions

- (1) The specific outcomes, acceptable solutions and probable solutions for the Vehicle Parking and Access Code are identified in Table 6.18.



Table 6.18 Specific outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Vehicle parking</i>	
SO 220. Sufficient vehicle parking is provided to meet demand for the number and type of vehicles for the type of 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 220.1 The number of vehicle parking spaces is not less than that identified as applicable to the specific use, defined use in Table 6.19.
SO 221. Parking and manoeuvring areas for emergency vehicle parking is provided for uses providing medical services and for aged care facilities and retirement villages.	PS 221.1 A minimum of 1 parking space for emergency vehicles 10.5 metres in length.
SO 222. Vehicle parking areas are freely accessible to all employees on site and visitors to the development during the normal hours of operation of the development with no encumbrance, fee or charge.	PS 222.1 Vehicle parking areas have no gateways, doors, or similar devices that restrict vehicular access by employees or visitors.
SO 223. Development does not result in any adverse impact through the reduction in the vehicle parking capacity of the site and/or the local area.	<i>No acceptable solution or probable solution identified</i>
SO 224. Vehicle parking areas, driveways and associated accesses function satisfactorily, and are constructed and line-marked to be suitable for their intended purpose.	<p>PS 224.1 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 224.2 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 Parking</i>.</p> <p>PS 224.3 Vehicle parking areas are constructed with a hard stand surface to the standards set out in <i>Planning Scheme Policy 5—Design and Construction Standards for Infrastructure Works</i>.</p> <p>PS 224.4 Signs and line marking are provided in accordance Queensland Department of Main Roads Manual of Uniform Traffic</p>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
	Control Devices. PS 224.5 There is no increase in the number of access points to State-controlled roads or principal local government roads.
SO 225. Tandem vehicle parking is only used in circumstances where no inconvenience arises from its use.	<i>No acceptable or probable solution identified</i>
<i>Manoeuvring</i>	
SO 226. 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 226.1 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 and AS2890.2 Off Street Parking Part 2 Commercial Vehicles.</i>
<i>Servicing</i>	
SO 227. Uses include adequate on-site provision for loading/unloading and set down areas.	PS 227.1 Loading/unloading and set down areas provided in accordance with AS2890.2 –Off Street Parking Part 2: Commercial Vehicles allow for the— i. collection and set down of passengers; ii. parking of trailers; iii. service vehicle parking; and iv. loading and unloading of goods.
SO 228. The use is able to be properly serviced by service vehicles.	PS 228.1 For sites greater than 4,000m ² in area, provision is made for service vehicles in accordance with Table 6.20. <i>OR</i> PS 228.2 Provision is made for service vehicles, in accordance with Table 6.21, for sites less than 4,000m ² in area that require access by service vehicles.
<i>Amenity</i>	
SO 229. Vehicle parking areas do not detract from the amenity of the locality.	PS 229.1 In vehicle parking areas exceeding 300 m ² in site area, at least 5% of the area of the site is landscaped in and adjacent to such vehicle parking area to the standards set out in <i>Planning Scheme Policy 3—Landscaping.</i>



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<p>SO 230. Refuse storage areas are screened from view and positioned to avoid nuisance to neighbours.</p>	<p>PS 230.1 The refuse storage area is contained entirely within a building.</p> <p><i>OR</i></p> <p>PS 230.2 The refuse storage area is—</p> <ul style="list-style-type: none"> i. no closer than three metres from any street frontage and 1.5 metres from any other boundary; and, ii. entirely enclosed with a screen wall extending 0.2 metres above the height of the refuse receptacles.
<p>SO 231. 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 231.1 All areas on the site on which vehicles drive are constructed and surfaced to the standards set out in <i>Planning Scheme Policy 5—Design and Construction Standards for Infrastructure Works</i>.</p> <p>PS 231.2 Vehicular access between the local government area-wide road network and the areas referred to in PS 231.1 is constructed to the standards set out in <i>Planning Scheme Policy 5—Design and Construction Standards for Infrastructure Works</i>.</p>
<p><i>Cycles and pedestrians</i></p>	
<p>SO 232. Accessways and footway systems within the site provide for safe and convenient access so that—</p> <ul style="list-style-type: none"> i. the main pedestrian access from the street to the building is easily identified; and ii. the vehicular access to the site is separate from the pedestrian access; and iii. design features are used to delineate areas of potential conflict between vehicles and pedestrians. 	<p>PS 232.1 Cycle and pedestrian paths comply with Austroads Guide to Traffic Engineering Practice Part 14 – Bicycles.</p>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
SO 233. Adequate provision is made for bicycle parking on the lot.	PS 233.1 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)</i> . PS 233.2 Bicycle facilities are designed and constructed in accordance with <i>AS2890.3, Parking Facilities Part 3: Bicycle Parking Facilities</i> .
SO 234. Uses provide safe 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— <ol style="list-style-type: none"> i. including direct pedestrian-only pathways between the footpath, the parking area and the building's main entrance; ii. not constructing or erecting solid walls or fences adjacent to pedestrian walkways; iii. providing a low-speed traffic environment within the site; and, iv. installing appropriate lighting, directional signs, and pavement marking. 	<i>No acceptable or probable solution identified</i>
SO 235. Access is provided for persons with disabilities or mobility difficulties.	PS 235.1 Parking spaces for the people with disabilities is provided at the rate set out in <i>Standard AS2890.1 Part 1: Off-Street Car Parking (Appendix C Table C1)</i> . PS 235.2 Access and internal manoeuvring is provided in accordance with <i>Australian Standard AS1428.1—2001 Design for access and mobility</i> .



Table 6.19 Car parking requirements

Column 1: Use	Column 2: Minimum requirements
Home business	1 car space (in addition to the 1 car space required for the residential component); and for visitor accommodation – 1 car parking space per guest room in addition to the car parking space required for the residence.
Multi-residential	1 car space per dwelling unit, plus one car park per 3 dwelling units for visitor car parking
Commercial premises	1 car space per 30 m ² of GFA, or part thereof
Industrial use	2 car spaces plus 1 car space per 150 square metres of GFA or part thereof
Community service	1 car park per 10 m ² of GFA or part thereof
Other uses	not stated ²²

Table 6.20 Service vehicles

Column 1: Use or Development	Column 2: Service Vehicle Provisions
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*

²² The local government may determine a suitable rate.

Table 6.21 HRV and AV solutions

Site Area (metres square)	Probable Solution
Less than 1000m ²	The use accommodates the identified 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, Council or its delegate may determine that HRV and AV access is not required.
1000m ² - 2000m ²	(a) A service bay for HRV is provided. (b) Restricted manoeuvring is provided on site for HRV or AV (as identified). (c) Full on-site manoeuvring, for other classes of service vehicle, is provided.
Greater than 2000m ²	(a) A service bay is provided for HRV or AV (as identified). (b) Restricted manoeuvring is provided on site for HRV or AV (as identified). (c) Full on-site manoeuvring, for HRV and other classes of service vehicle, are provided.

