6. Assessment Criteria for Development for a Stated Purpose or of a Stated Type

6.1 Preliminary

The provisions in this part comprise the following codes:

Development codes

- Rural Development Code (Section 6.2);
- Residential Development Code (Section 6.3);
- Home-based Business Code (Section 6.4);
- Commercial Development (Child Care Centres and Service Stations) Code (Section 6.5);
- Telecommunications Facilities Code (Section 6.6);
- Community Infrastructure Code (Section 6.7); and

General Codes

- Nuisance Code (Section 6.8);
- Reconfiguring a Lot Code (Section 6.9);
- Parking and Access Code (Section 6.10);
- Infrastructure Code (Section 6.11);
- Excavation and Filling Code (Section 6.12); and
- Landscape Design Code (Section 6.13).

6.2 Rural Development Code

The provisions in this section comprise the Rural Development Code. They are:

(a) Compliance with the Rural Development Code;

(b) Overall Outcomes for the Rural Development Code; and

(c) Assessment Criteria (performance criteria and associated acceptable solutions) for the Rural Development Code.

6.2.1 Compliance with the Rural Development Code

Development that is consistent with the performance criteria of the Rural Development Code complies with the Rural Development Code.

6.2.2 Overall Outcomes for the Rural Development Code

The overall outcomes are the purpose of the Rural Development Code. The overall outcomes sought by the Rural Development Code are the following:

(a) intensive forms of rural development are sited, designed and managed to avoid adverse impacts on the amenity of the locality and the natural environment, including surface and groundwater;

(b) rural development is located to ensure the protection of good quality agricultural land and the continuation of other rural activities;

(c) the visual impacts of clearing, building design, construction, access ways and other aspects of development are minimised; and

(d) development is located on sites that have appropriate access and services.

6.2.3 Rural Development Code assessment criteria[38]

	Performance Criteria	Acceptable Solutions
	Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.	
	General	

[38] The *Environmental Protection Act 1994* sets requirements in relation to the operation of the use that must be complied with in addition to any requirements of this Code. This includes matters such as the control of contaminants resulting from any activity.

	Performance Criteria		Acceptable Solutions
	Setback and Separation Distances		
PC1	Aquaculture (Major and Minor Impact), kennel, saleyard or intensive animal husbandry do not cause adverse impacts on the amenity of the locality.	AS1.1*	All buildings, structures and wastewater disposal areas associated with the uses comply with the setback distances in Table 6.1:

Table 6.1

	Aquaculture (Minor Impact) Aquaculture (Major Impact)	Intensive Animal Husbandry Saleyard	Kennel[(a)]
Element	**Minimum Setback Distances (in metres)**		
Road Frontage	50	200	50
Side/Rear Boundary	15	20	30
Lots zoned "Residential"	200	5000	800
Lots zoned "Rural Residential"	n/a	5000	800
Nearest Dwelling Unit	100	1000	800
Where a Piggery, neighbouring Piggeries	n/a	2000	n/a

(a) Note: All kennel applications lodged with Council shall include an acoustic report.

	Performance Criteria		Acceptable Solutions
	Siting and Management		
PC2	Rural industry and ancillary activities must be located to ensure good quality agricultural land is protected and utilised for agricultural production.	AS2.1	Rural industry and ancillary activities are not located on good quality agricultural land (GQAL).
PC3	Rural uses do not result in any on-site or off-site contamination of soil and ground or surface waters.	AS3.1	No acceptable solution prescribed.
	Intensive Animal Husbandry (including piggeries and feedlots), Aquaculture (Minor and Major Impact), Saleyard, Stables and Kennel		
	Site Area/Amenity		
PC4	The development occurs on a lot of sufficient size to: (a) incorporate the desired animal stocking rates, without the use impacting on the amenity of the locality; and (b) provide for adequate setbacks for buildings, pens, ponds and waste disposal areas.	AS4.1	The minimum lot size on which a piggery can be established is 2ha.
		AS4.2*	The minimum lot size for intensive animal husbandry (excluding a piggery), saleyards and kennels, is 5ha.
		AS4.3*	The minimum lot size on which a stable can be established is 2,000m^2.
PC5	Intensive Animal Husbandry, Aquaculture (Minor and Major Impact), Saleyards and	AS5.1	Intensive Animal Husbandry, Aquaculture, Saleyards and Kennels,

	Kennels are developed on a site which: (a) is sufficiently elevated to facilitate ventilation and drainage; (b) has adequate vehicle access; (c) is supplied with a reliable, good quality water supply, and a secure power supply; (d) will not cause unacceptable environmental harm; and (e) will not unreasonably impact on the amenity of any town, village, rural residential area or other existing sensitive receptor.		are developed on sites with: (a) slopes less than 10%; (b) land that is not subject to flooding and is not low-lying land; (c) sealed road access.
	Waste Management		
PC6	On-site disposal for Intensive Animal Husbandry must: (a) not cause unacceptable environmental harm; (b) minimise the risk of off-site release of contaminants; (c) have no significant adverse impact on the quality of any surface or ground water resources.	AS6.1	For solid waste disposal: (a) stockpiling undertaken on a low permeability pad where the depth to watertable from ground level exceeds 2m and where pile is turned regularly to ensure aerobic conditions; and (b) drainage flows into a wastewater treatment system. AND
		AS6.2	For effluent disposal: (a) wastewater is treated in a system of ponds, or physically removed from the site and is not released into waterways or vegetation buffers. (b) treated wastewater is used for irrigation only when pathogens and toxins have been removed in accordance with the relevant standards; (c) subsurface trenches are located 100m from any waterway. AND
		AS6.3	All concentrated use areas (e.g. pens and stables) are provided with site drainage top ensure all runoff is directed to suitable detention basins, filtration and other treatment areas.
		AS6.4	Prior to permanent disposal, carcasses are held in such a manner as to minimise liquid and odour escape. Measures include: (a) storage in an impervious area bunded to trap runoff; and

			(b) covering with soil or compost material to protect carcasses from vermin and reduce odour emission.
	Aquaculture (Minor and Major Impact)		
PC7	Storage of equipment, material, machinery and tools occurs in a suitable building or otherwise occurs in a location and manner which is appropriate for: (a) the efficient use of the site; (b) the visual amenity and character of the area; (c) separation from neighbouring properties and from frontages to roads.	AS7.1	A class 10 building is used to house any equipment, materials, machinery or tools of trade used in any aquaculture operation. OR
		AS7.2	A dedicated area for the storage of any equipment, materials, machinery or tools of trade used in any aquaculture operation is located behind the front building setback and effectively screened from view in accordance with an approved landscape plan (refer to the Landscape Design Code).
PC8	The aquaculture development must not adversely impact the surrounding ecological systems having regard to surface and ground water, air and soil quality, flora and fauna values and vibration and noise.	AS8.1	The aquaculture development is located so that watercourse, water storage, drainage systems and manmade lakes or canals adjacent to the aquaculture development are not polluted. AND
		AS8.2	Loading, processing, stockpiles, plant, haul roads, vehicles and the like are located so that odours or other airborne material are not emitted outside the boundaries of the site.
	Roadside Stall		
PC9	The roadside stall does not detract from the amenity of the local area.	AS9.1	No acceptable solution prescribed.
PC10	Carparking and access associated with the roadside stall does not detrimentally impact on the safety and efficiency of the road network.	AS10.1	No acceptable solution prescribed.
	Rural Tourist Facilities		
PC11	Development must not compromise or encumber rural activities on either the subject property or adjoining land.	AS11.1	Buildings associated with the tourism use are located more than 40m from any property boundary and, where possible, near existing buildings on the site.
	Rural Home Industry, Rural Industry and Packing Sheds		
PC12	Noise and traffic movement must not adversely effect the amenity of surrounding localities.	AS12.1 *	If the use is located within 500m of a residence not associated with the use, the hours of operation shall be 7:00am

			to 7:00 p.m. Monday to Saturday.

6.3 Residential Development Code

The provisions in this section comprise the Residential Development Code. They are:

(a) Compliance with the Residential Development Code;

(b) Overall Outcomes for the Residential Development Code; and

(c) Assessment Criteria (performance criteria and associated acceptable solutions) for the Residential Development Code.

6.3.1 Compliance with the Residential Development Code

Development that is consistent with the performance criteria of the Residential Development Code complies with the Residential Development Code.

6.3.2 Overall Outcomes for the Residential Development Code

The overall outcomes are the purpose of the Residential Development Code. The overall outcomes sought for Residential Development Code are the following:

(a) residential amenity is protected from overshadowing, noise, lighting and other nuisances;

(b) built form is complementary in style and character with the existing streetscape and protects areas of cultural heritage value;

(c) development is climatically responsive, energy efficient and incorporates water conservation measures; and

(d) development is designed to promote the safety and security of residents and the public realm.

6.3.3 Residential Development assessment criteria

	Performance Criteria	Acceptable Solutions
	Note 1: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.	
	Note 2: Development for a detached dwelling that does not comply with a quantifiable standard that is identified as a Standard Building Regulation 1993 *(SBR) alternative provision in an applicable code is NOT code assessable development, but must be referred to the Council for consideration under section 20 of the SBR.*	
	General	

	Performance Criteria		Acceptable Solutions
	Building Height and Design		
PC1	The height of the proposed residential use complements the height of existing residential uses in the immediate vicinity and is sited to not cause significant loss of amenity to adjacent land and dwellings having regard to: (a) overshadowing, (b) privacy and overlooking, (c) views and vistas, (d) building character and appearance, and (e) building massing and scale as seen from neighbouring properties. *Note: SBR alternative provision (qualitative statement) to Performance Criterion P4 of Part 12 of Queensland Development Code.*	AS1.1* AS1.2*	Detached dwellings have a maximum building height of 9 metres. *Note: SBR alternative provision (quantitative standard) to Performance Criterion A4 of Part 12 of Queensland Development Code.* All other residential development has a maximum building height of two storeys or 9 metres, except where located within areas identified for a greater building height on the Woodgate Precinct Plan in Schedule 2.
	Accommodation Units, Multiple Dwellings, Motels and Retirement Accommodation.		
PC2	Development should be designed, sited and orientated to take advantage of solar access and renewable energy sources for heating, cooling and other purposes.	AS2.1	Development is designed so that: (a) Lots and buildings are orientated to enable windows of the internal living areas and private open space areas to face a northerly direction (note: this will also require shading to these habitable room windows to allow access to winter sun and provide adequate shading during summer); (b) Windows are located, sized and shaded to reduce summer heat load and permit entry of winter sun (by providing external shading to the west facing habitable room windows to limit heat gain during summer); (c) Buildings allow for cross ventilation to enable cooling breezes to reduce internal temperatures in summer; and (d) Materials and construction methods have the ability to cool a building during the day.
		AS2.2	Adequate natural light should be available within habitable rooms of new and adjoining development.
		AS2.3	North facing windows of living areas and principal open space areas of neighbouring dwellings do not have sunlight significantly reduced.
	Building Design and Siting		
PC3	Built form and articulation of the building is designed to integrate with the streetscape and local character.	AS3.1	Development displays consistency with the existing built form, including:

	Performance Criteria		Acceptable Solutions
			(a) utilising similar building colours and materials of major building components; (b) minimising the use of long facades; (c) retention of vegetation and provision of additional landscaping; (d) utilising fencing styles and heights and materials similar to adjoining development; and (e) utilising low reflective surfaces. AND
		AS3.2*	The maximum continuous length of any building facade when viewed in elevation shall be 15 m, and the appearance of this facade shall be enhanced by the use of design elements, windows and openings, and landscaping.
		AS3.3*	Any buildings greater than 15m in length: (a) step the facade by a minimum of 2.4m every 15 m; and (b) step the apex of the roof either vertically or horizontally every 15m maximum.
PC4	The site area must have sufficient area to accommodate the building and its associated access, parking and landscaping requirements.	AS4.1*	Other than in Precinct 6 of the Woodgate Precinct Plan[39], site coverage is limited to: (a) 50% of the site, if the building is one storey in height; or (b) 50% of the site if the building is two storeys in height (but no part exceeds two storeys in height); or (c) 40% of the site if the building is three storeys in height (but no part exceeds three storeys in height); or (d) 35% of the site if the building is four storeys in height (but no part exceeds four storeys in height).
PC5	All buildings and associated structures are adequately setback from the street and the side and rear boundaries of the site to: (a) protect the streetscape character; (b) ensure there is no significant loss of amenity for residents on adjoining	AS5.1*	The setback distance between the building and the side boundary should not contain any structures above the ground level, with the exception of open stairs and landings. AND

[39] For site coverage in Precinct 7 of the Woodgate Precinct Plan refer to Section 4.8.6 (Residential Zone Code assessment criteria) Acceptable Solution AS19.1.

	Performance Criteria		Acceptable Solutions
	sites; and (c) maintain suitable levels of natural ventilation and light penetration. *Note: Side and rear boundary setbacks applicable to Accommodation Units, Multiple Dwellings, Motels and Retirement Accommodation are specified in the Residential Zone Code.*	AS5.2*	Single-storey buildings are setback a minimum of 6m from the road frontage.
		AS5.3*	Two-storey buildings are setback a minimum of 7m from the road frontage, measured at ground level.
		AS5.4	Three-storey buildings are setback a minimum of 8m from the road frontage, measured at ground level.
		AS5.5	Four-storey buildings are setback a minimum of 9m from the road frontage, measured at ground level.
	Landscaping/Open Space		
PC6	Adequate open space and landscaped area is provided on site to allow for recreation and domestic use and an acceptable level of amenity: (a) to cater for the requirements of occupants for relaxation, dining, entertainment and recreation; (b) for service functions such as clothes drying and domestic storage; (c) to facilitate groundwater recharge and reduce stormwater surcharge; (d) to enhance the aesthetics and amenity of the development and adjoining premises; and (e) which uses primarily local native species to minimise water consumption.		*AS6.1 to AS6.4 apply to Multiple Dwellings and Retirement Accommodation:*
		AS6.1*	A minimum of 35% of the site with a minimum dimension of 3m is provided for landscaping and open space, including communal and private open space but excluding driveway, car parking and rubbish bin storage areas.
		AS6.2*	For ground level dwelling units, at least $24m^2$ having a minimum dimension of at least 4m is provided. OR
		AS6.3*	For non-ground level dwelling units, a private open space area of at least $12m^2$ having a minimum dimension of at least 2.5m is provided.
		AS6.4*	Private open space is provided that is: (a) directly accessible from the main living area of the dwelling unit at the same level; and (b) fenced or otherwise screened for privacy and the exclusive use of the occupants of the dwelling unit.
		AS6.5	No acceptable solution is prescribed for accommodation units or motels.
PC7	Buildings and outdoor spaces are designed to protect the personal security and safety of residents and visitors by: (a) allowing casual surveillance between	AS7.1	No acceptable solution prescribed.

	Performance Criteria		Acceptable Solutions
	dwelling units and the street and other public spaces through appropriate landscape treatment and fencing design; (b) designing fencing to allow for casual surveillance, avoiding high solid walls; (c) orientating upper level windows and balconies such that they overlook the street or other public spaces; (d) ensuring entrances to buildings are clearly defined and visible from the street, carparking areas and pathways; (e) providing adequate lighting of entrances, pedestrian routes and carparks; and (f) providing clear sightlines for pathways and routes.		
	Visual Privacy		
PC8	Visual privacy for individual dwelling units is achieved by a combination of effective design and appropriate screening of rooms, windows and outdoor areas to minimise overlooking into dwelling units and private open space.	AS8.1	Building design incorporates techniques to protect the privacy of occupants and adjoining buildings by limiting direct overlooking including: (a) fin walls in the vertical plane beside windows; (b) landscape planting of appropriate height and density at maturity; (c) planter boxes, widened sills or horizontal screens at window sills; (d) planter boxes, widened balustrades or horizontal screens at balcony edges; and (e) vertical screening of windows and balcony edges.
		AS8.2*	Habitable room windows that are within a distance of 6m and an angle of 45 degrees of a habitable room in or private open space area of another dwelling unit (whether in the same or an adjoining building) have: (a) sill height a minimum of 1.5m above floor level; or (b) fixed translucent glazing for any part of the window below 1.5m above floor level; or

	Performance Criteria		Acceptable Solutions
			(c) fixed external screens that are translucent or a maximum of 25% open with any open dimension a maximum of 50mm.
		AS8.3*	Balconies, stairs, landings, and private open space areas are screened to prevent direct view into the private open space of another dwelling unit (whether in the same or an adjoining building) by: (a) screening in accordance with AS8.1; or (b) landscape planting.
	Refuse Facilities		
PC9	Adequate on-site facilities are provided for storage and collection of refuse in a manner which protects the amenity of occupants and neighbours.	AS9.1*	A communal storage area for separate "wheelie" bins or for a single refuse bin collected by a contractor is provided: (a) no closer than 3m to a road frontage and 1.5m to any other boundary; (b) no closer than 3m to a residential building; (b) enclosed with a screen fence or wall extending 0.2m above the height of the bin; and (c) screened by dense landscape planting. OR Allocated space for the individual storage of "wheelie bins" is provided and identified within the garage or courtyard of each dwelling unit.
	Additional Performance Criteria for Retirement Accommodation		
	General Siting and Location		
PC10	The retirement accommodation is located in established areas and in close proximity to existing services and community facilities.	AS10.1	The retirement accommodation is located in Precinct 6 on the Woodgate Precinct Plan. OR
		AS10.2	The retirement accommodation is located within close proximity of existing: (a) open space areas (unless an open space communal area is proposed as part of the development); (b) local shops; (c) community facilities; and is capable of being connected to reticulated water and sewerage services. OR

	Performance Criteria		Acceptable Solutions
		AS10.3	Residents of the retirement accommodation have access to local shops and community services and facilities via public transport or a community bus service.
	Access		
PC11	The retirement accommodation must provide: (a) adequate access for service and emergency vehicles; and (b) safe and convenient pick-up and set down areas.	AS11.1	The internal access way: (a) has sufficient pavement width; (b) incorporates turning areas to allow emergency vehicles to enter and exit the site in a forward direction; (c) incorporates an area for pick-up and set down of passengers.
	Bed and Breakfast Accommodation		
PC12	The total use area within the detached dwelling used for guest accommodation does not: (a) compromise the primary use of the detached dwelling as a private permanent residence; (b) adversely impact upon the residential amenity of the locality.	AS12.1* AS12.2*	At least one bedroom within the detached dwelling is retained for exclusive use by permanent occupants of the detached dwelling. A separate bathroom and toilet facility is provided for the exclusive use of guests.
PC13	Guest accommodation and facilities are contained in a detached dwelling.	AS13.1*	The bed and breakfast accommodation occurs within existing rooms in a detached dwelling.
	Detached Dwellings		
PC14	The existing lot must have sufficient area to accommodate the detached dwelling and its associated access, parking, landscaping and required setbacks.	AS14.1*	The existing lot is a minimum of 700m^2 in area.
PC15	The density and character of detached dwelling development is consistent with the locality and contributes to an attractive streetscape.	AS15.1* AS15.2* AS15.3*	No more than one detached dwelling is erected on a lot. Garages and carports do not dominate the streetscape and enclosed garages do not occupy more than 50% of the width of the lot or 6m, whichever is greater. The wall of a detached dwelling adjoining its street frontage contains doors or windows.
	Relative's Apartment		
PC16	The relative's apartment is of adequate area to facilitate resident occupation, whilst minimising impacts on the amenity of the area.	AS16.1* AS16.2*	The gross floor area of the relative's apartment does not exceed 45m^2. The lot contains only one (1) relative's apartment.

	Performance Criteria		Acceptable Solutions
PC17	The relative's apartment is designed to integrate with the existing detached dwelling and streetscape character and ensures: (a) the relative's apartment is consistent with the existing detached dwelling in terms of construction materials and building height; (b) the design enhances the local streetscape and character of the area.	AS17.1*	The relative's apartment is connected to the principle dwelling by a common wall. OR
		AS17.2*	The relative's apartment is connected to the detached dwelling by a covered walkway or continuous roofline and the external walls of the relative's apartment and the detached dwelling are no greater than three (3) metres apart.
	Setbacks from Electricity Transmission Lines and Easements		
PC18	Caravan parks and motels adjacent to electricity transmission line easements incorporate adequate setbacks.	PC18.1	Caravan parks and motels are setback from the most proximate boundary of an electricity transmission line easement as follows: (a) a 20m separation distance for transmission lines up to 132kV; (b) a 30m separation distance for transmission lines between 133kV and 275kV; and (c) a 40m separation distance for transmission lines greater than 275kV.

6.4 Home-based Business Code

The provisions in this section comprise the Home-based Business Code. They are:

(a) Compliance with the Home-based Business Code;

(b) Overall Outcomes for the Home-based Business Code;

(c) Assessment Criteria (performance criteria and associated acceptable solutions) for the Home-based Business Code.

6.4.1 Compliance with the Home-based Business Code

Development that is consistent with the performance criteria of the Home-based Business Code complies with the Home-based Business Code.

6.4.2 Overall Outcomes for the Home-based Business Code

The overall outcomes are the purpose of the Home-based Business Code. The overall outcomes sought for the Home-based Business Code are the following:

(a) uses are developed at a scale and intensity compatible with the prevailing residential character of the area and do not affect the amenity of the locality; and

(b) premises are provided with adequate waste services, parking and vehicle manoeuvring areas to service the business.

6.4.3 Home-based Business Code assessment criteria[40]

Performance Criteria		Acceptable Solutions	
	Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.		
	Use and Intensity		
PC1	The home-based business does not compromise the primary residential use of the premises.	AS1.1*	The home-based business is conducted within a detached dwelling or within another enclosed structure such as a shed or garage on the same site as the detached dwelling. AND

[40] Nothing in this Code obviates the need for the applicant to obtain all further permits and licences under any relevant statute, as required, to enable the legal commencement and operation of a Home-based Business.

Performance Criteria		Acceptable Solutions	
		AS1.2*	The total use area used to conduct the home-based business does not exceed 40m^2 or one third of the gross floor area of the detached dwelling, whichever is the lesser[41].
		AS1.3*	No more than two customers are present on the premises at any time and no more than six customers attend the premises in any one day.
	Employees		
PC2	The number of employees involved in the home-based business undertaking does not adversely impact on the residential amenity of the area.	AS2.1*	The home-based business is undertaken by an occupant of the dwelling. AND
		AS2.2*	No more than two additional persons who are not residents are employed in the home-based business undertaking.
	Hours of Operation		
PC3	The hours of operation do not affect the amenity of adjoining land uses.	AS3.1*	A home-based business is limited to 7am to 7pm, from Monday to Saturday (inclusive). AND
		AS3.2*	Home-based businesses are not conducted on Sundays or public holidays.
	Traffic		
PC4	The level of traffic generated by home-based businesses does not impact on the residential amenity of the area or detract from the safety and efficiency of the road network.	AS4.1*	Not more than 1 commercial vehicle is used in association with the home-based business. The commercial vehicle does not exceed a weight of 4.5 tonnes. AND
		AS4.2*	Loading or unloading activity associated with the vehicle is undertaken within the site. AND
		AS4.3*	The vehicle is not maintained, repaired or refuelled on the site.
	Amenity		
PC5	Home-based businesses must not interfere with the amenity of the locality from the operation of machinery or electrical equipment, traffic generation, hours of operation, or from noise, light, vibration, odours, waste water, or other nuisance.	AS5.1	No acceptable solution prescribed.

[41] Under the *Building Act 1975*, home-based businesses which use more than 10% of the gross floor area of the building will require an approval for building works permit to change the classification of the building.

6.5 Commercial Development (Child Care Centres and Service Stations) Code

The provisions in this section comprise the Commercial Development (Child Care Centres and Service Stations) Code. They are:

(a) Compliance with the Commercial Development (Child Care Centres and Service Stations) Code;

(b) Overall Outcomes for the Commercial Development (Child Care Centres and Service Stations) Code;

(c) Assessment Criteria (performance criteria and associated acceptable solutions) for the Commercial Development (Child Care Centres and Service Stations) Code.

6.5.1 Compliance with the Commercial Development (Child Care Centres and Service Stations) Code

Development that is consistent with the performance criteria of the Commercial Development (Child Care Centres and Service Stations) Code complies with the Commercial Development (Child Care Centres and Service Stations) Code.

6.5.2 Overall outcomes for the Commercial Development (Child Care Centres and Service Stations) Code

The overall outcomes are the purpose of the Commercial Development (Child Care Centres and Service Stations) Code. The overall outcomes sought for the Commercial Development (Child Care Centres and Service Stations) Code are the following:

(a) Service stations have a high standard of access, design and environmental performance; and

(b) Child care centres are located and designed to ensure the health and safety of children and maintain the amenity of residential areas.

6.5.3 Commercial Development (Child Care Centres and Service Stations) Code assessment criteria

Performance Criteria	Acceptable Solutions
Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.	

Performance Criteria		Acceptable Solutions	
	Child Care Centres		
PC1	Child care centres are located on sites capable of accommodating a well designed and integrated facility, incorporating: (a) required buildings and structures; (b) vehicle access, parking and manoeuvring; (c) on-site landscaping; (d) any necessary buffering.	AS1.1	No acceptable solution prescribed.
PC2	Child care centres are designed to minimise potential conflict with surrounding residential premises, including by way of noise, light or odour nuisance.	AS2.1*	All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential use or land included in the Residential Zone.
		AS2.2*	A 1.8 metre high solid screen fence is erected along the full length of all site boundaries adjoining a residential use or land included in the Residential Zone.
PC3	Child care centres are sited and designed to be compatible with the streetscape character (or intended streetscape character) of the local area.	AS3.1	In residential areas, buildings display similar roof forms, building materials and finishes to that of adjacent residential development.
		AS3.2	In non-residential areas, buildings are consistent with the style of the commercial or other buildings in the surrounding area.
PC4	Outdoor activity areas and landscaping are designed to provide: (a) safe and suitable play areas; and (b) to provide an attractive street frontage.	AS4.1*	At least $5m^2$ per child of outdoor activity area is fully covered with a further $5m^2$ per child fully shaded.
		AS4.2*	At least 50% of the outdoor activity area is provided with natural shade between the hours of 9.00am and 3.00pm.
		AS4.3*	Childproof fencing is provided between play areas and roads, carparks, driveways and neighbouring properties.
		AS4.4*	A 2 metre wide landscaped buffer strip is provided along the front boundary of the site.
PC5	A safe set-down and pick up area is provided, with all on-site parking and vehicle manoeuvring areas located and designed to minimise conflicts between	AS5.1	A minimum of 4 set-down bays, with a drive-through lane, are provided at the front of the site that allow for the flow of

Performance Criteria		Acceptable Solutions	
	vehicles and children.		vehicles with good visibility.
		AS5.2	Convenient, safe and clearly visible pedestrian access is available to the site.
PC6	Child care centres adjacent to electricity transmission line easements incorporate adequate setbacks.	PC6.1	Child care centres are setback from the most proximate boundary of an electricity transmission line easement as follows: (a) a 20m separation distance for transmission lines up to 132kV; (b) a 30m separation distance for transmission lines between 133kV and 275kV; and (c) a 40m separation distance for transmission lines greater than 275kV.
	Service Stations[42]		
PC7	The use of land for a service station: (a) does not impair traffic flow or road safety; (b) facilitates safe and convenient movement to and from the site; (c) provides adequate, safe and functional on-site parking and manoeuvring areas.	AS7.1	The minimum frontage to a road or roads of any site upon which a service station may be developed is: (a) If it is located on a corner site - 30m on one road frontage and 32m on the other road frontage; (b) If it is not located on a corner site - 38 metre frontage.
		AS7.2	Where access to the site is one way, signage and road improvements (such as median strips) may be required to further restrict access, in accordance with relevant standards and guidelines.
		AS7.3	The development of a service station must have the internal roadways, parking areas, buildings, bowsers and other structures constructed and maintained in such a manner as to allow operators and customers to: (a) carry out refuelling, loading and unloading of vehicles on the site, in a safe and efficient manner; (b) allow for all queuing of vehicles to

[42] The development must be in accordance with relevant Department of Main Roads standards, guidelines or policies. The *Environmental Protection Act 1994* also sets requirements in relation to the operation of the use that must be complied with in addition to any requirements of this Code. This includes matters such as the control of contaminants resulting from any activity.

Performance Criteria		Acceptable Solutions	
			occur onsite; and (c) allow for all vehicles to enter and exit the site to a road in forward gear.
PC8	Buildings and structures are sited to: (a) ensure the safe and efficient use of the site; (b) maintain the visual amenity and streetscape character; and (c) provide adequate separation to adjoining land uses.	AS8.1	For front boundary setbacks: (a) fuel pumps and canopies have a minimum setback of 7.5 metres; and (b) all other buildings or structures have a minimum setback of 10 metres.
		AS8.2	For side and rear boundary setbacks, all buildings or structures have a minimum setback of 2 metres. OR
		AS8.3	Where adjoining residential development, all buildings have a minimum setback distance of 5 metres.
PC9	Fuel pumps and bulk fuel storage tanks are located: (a) wholly within the site; (b) such that vehicles while fuelling and refuelling are standing wholly within the site and are parked away from entrances and circulation driveways; and (c) a safe distance from all site boundaries.	AS9.1	Fuel pumps are located in accordance with *Australian Standard AS1940 – The storage and handling of flammable and combustible liquids.*
		AS9.2	Bulk fuel storage tanks are situated no closer than 8 metres to any road frontage.
		AS9.3	Inlets to bulk storage tanks are located to ensure that tankers, while filling tanks, are standing wholly within the site.

6.6 Telecommunications Facilities Code

The provisions in this section comprise the Telecommunications Facilities Code. They are:

(a) Compliance with the Telecommunications Facilities Code;

(b) Overall Outcomes for the Telecommunications Facilities Code;

(c) Assessment Criteria (performance criteria and associated acceptable solutions) for Telecommunications Facilities.

6.6.1 Compliance with the Telecommunications Facilities Code

Development that is consistent with the performance criteria of the Telecommunication Facilities Code complies with the Telecommunication Facilities Code.

6.6.2 Overall Outcomes for the Telecommunication Facilities Code

The overall outcomes are the purpose of the Telecommunication Facilities Code. The overall outcomes sought for Telecommunication Facilities are the following:

(a) telecommunications facilities are located with compatible uses and do not adversely affect the amenity of surrounding premises;

(b) telecommunication facilities are visually integrated with their surrounds; and

(c) telecommunication facilities are sited and installed to minimise environmental impacts and satisfy public health and safety requirements.

6.6.3 Telecommunications Facilities Code assessment criteria[43]

Performance Criteria			Acceptable Solutions
	Siting		
PC1	Telecommunication facilities are located to provide adequate standards of telecommunication service, minimise the number of separate telecommunications facilities required and avoid areas of predominantly residential use.	AS1.1	Telecommunication facilities are located on a site that provides a viable vantage point to maintain or improve telecommunications services to the community.
		AS1.2	Telecommunication facilities are co-located with existing telecommunications facilities or public utilities where an appropriate and technically feasible

[43] This Code applies to all telecommunications facilities that are not determined to be 'low-impact facilities' under the Commonwealth *Telecommunications (Low-impact Facilities) Determination 1997.*

Performance Criteria		Acceptable Solutions	
			co-location option is available.
	Visual Impact		
PC2	Telecommunications facilities are located and designed to minimise visual impact on the amenity of the local environment	AS2.1	Telecommunications facilities are sited and designed to minimise visual impact by: (a) Utilising screening by existing buildings and vegetation and where necessary incorporating landscaping to screen the development, in particular equipment shelters and huts; (b) taking into account existing size, scale, context and characteristics of existing structures, land forms and vegetation so as to complement the local environment.
		AS2.2	Where a co-located facility or a roof top facility, the development must be incorporated into, and designed to suit the characteristics of the existing structure.
		AS2.3	Telecommunication facilities utilise materials, colours and finishes that minimise visual impact.
		AS2.4	In areas that are a major focal point or a significant vista of high visitation and community use, new facilities should utilise, where possible, innovative design techniques to ensure that facilities would not detract from the character of the area.
	Health and Safety		
PC3	Development avoids or manages any emissions of light, vibration or radiation beyond the site or works area boundaries such that: (a) nuisance is not caused beyond the site or works area boundaries; (b) applicable State and national standards and requirements are met; and (c) unacceptable risks to the environment, and to personal and public safety, are unlikely to be caused.	AS3.1	Emission levels from equipment and infrastructure comply with the relevant industry standards as demonstrated through an approved written statement or certification provided by the carrier to Council.

6.7 Community Infrastructure Code

The provisions in this section comprise the Community Infrastructure Code. They are:

(a) Compliance with the Community Infrastructure Code;

(b) Overall Outcomes for the Community Infrastructure Code;

(c) Assessment Criteria (performance criteria and associated acceptable solutions) for Community Infrastructure.

6.7.1 Compliance with the Community Infrastructure

Development that is consistent with the performance criteria of the Community Infrastructure Code complies with the Community Infrastructure Code.

6.7.2 Overall Outcomes for the Community Infrastructure Code

The overall outcomes are the purpose of the Community Infrastructure Code. The overall outcomes sought for Community Infrastructure Code are the following:

(a) community infrastructure is provided and designed to meet the needs of the community in locations that maximise convenient and safe access, including by walking and cycling in urban areas; and

(b) community infrastructure does not have an adverse impact on the safety, amenity and character of surrounding areas, in particular surrounding residential areas.

6.7.3 Community Infrastructure Code assessment criteria

Performance Criteria		Acceptable Solutions	
	Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.		
	General		
PC1	Community infrastructure is conveniently located to the population it is intended to serve.	AS1.1	New community infrastructure is located in proximity to existing community infrastructure of a compatible nature or to existing concentrations of compatible human activity including commercial areas.

Performance Criteria		Acceptable Solutions	
PC2	Educational establishments, hospitals and places of assembly adjacent to electricity transmission line easements incorporate adequate setbacks.	AS2.1*	Educational establishments, hospitals and places of assembly are setback from the most proximate boundary of an electricity transmission line easement as follows: (a) a 20m separation distance for transmission lines up to 132kV; (b) a 30m separation distance for transmission lines between 133kV and 275kV; and (c) a 40m separation distance for transmission lines greater than 275kV.
PC3	The design of community infrastructure is consistent with the reasonable expectations of development on surrounding land.	AS3.1	No acceptable solution prescribed.
PC4	The layout and design of community infrastructure provides a safe and secure environment for users.	AS4.1	No acceptable solution prescribed.
PC5	Community infrastructure does not impose unreasonable adverse impacts on any surrounding residential area, including by way of noise, light and odour nuisance.	AS5.1	No acceptable solution prescribed.

6.8 Nuisance Code

The provisions in this section comprise the Nuisance Code. They are:

(a) Compliance with the Nuisance Code;

(b) Overall Outcomes for the Nuisance Code;

(c) Assessment Criteria (performance criteria and associated acceptable solutions) for the Nuisance Code.

6.8.1 Compliance with the Nuisance Code

Development that is consistent with the performance criteria of the Nuisance Code complies with the Nuisance Code.

6.8.2 Overall Outcomes for the Nuisance Code

The overall outcomes are the purpose of the Nuisance Code. The overall outcomes sought for the Nuisance Code are the following:

(a) the location, design, construction and operation of development maintains suitable levels of amenity and environmental performance;

(b) environmental values are protected by preventing or minimising potential environmental nuisance or environmental harm resulting from the release of contaminants and noise.

6.8.3 Nuisance Code assessment criteria

	Performance Criteria		Acceptable Solutions
	Noise		
PC1	Road traffic noise resulting from new or altered roads is within recognised acceptable limits for existing or planned residential development.	AS1.1	The proposal achieves compliance with the planning levels specified in Schedule 1 of the *Environmental Protection (Noise) Policy 1997* and the *Code of Practice for the Management of Road Traffic Noise (Department of Main Roads 2000).*
PC2	For development which includes: (a) industrial plant – fixed or mobile; (b) commercial plant – air conditioning, refrigeration, deliveries, waste storage and collection; or (c) residential air conditioning; and where there is the potential for noise emissions to affect existing (or proposed) sensitive receptors, a satisfactory level of amenity is achieved through one or more of	AS2.1	Noise generated at a boundary of premises which adjoins land included in the Residential Zone is not greater than: (a) 5dB(A) above the background noise level between 7:00AM and 10:00PM; and (b) 3dB(A) above background noise level between 10:00PM and 7:00AM (measured as the $L_{Amax,adj,T}$ parameter).

	Performance Criteria		Acceptable Solutions
	the following: (a) reduction of source noise levels to prevent the impact occurring (this includes provisions of additional sound insulation to the building housing the noise source); (b) redesign of building layouts and orientation to maximise buffer distances and noise shielding; (c) provision of noise barriers to provide noise reductions to external and internal spaces; and (d) acoustic treatment of buildings to achieve the "satisfactory" design sound levels for internal occupancies as specified in *AS2107:2000 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors.*		
	Live Entertainment, Amplified Music and Voices		
PC3	Development involving live entertainment or amplified music and voices maintains a satisfactory level of amenity for surrounding sensitive development.	AS3.1	The sound pressure level generated by L_{oct10} in a full octave band with centre frequencies from 63 kHz to 2 kHz does not exceed the background L_{oct10} by more than 8 dB in one or more octave band frequencies when measured at the boundary of the noise sensitive development.
	Odour		
PC4	Odour emissions do not have a significant adverse impact on amenity either in the surroundings of the proposed development or at the proposed development site.	AS4.1	No acceptable solution prescribed.
	Lighting		
PC5	Where a development has the potential to cause a loss of amenity as a result of light spillage, lighting devices are suitably designed and installed to: (a) minimise light spillage on neighbouring premises; (b) preserve an acceptable degree of lighting amenity at the neighbouring premises; (c) provide covers or shading around lights;	AS5.1	Illumination emanating from premises does not exceed 8 lux measured at any point 1.5 metres outside the boundary of the site, at or above ground level.

	Performance Criteria	Acceptable Solutions
	(d) direct light downards; (e) positions lights away from potentially affected areas; and (f) enable brightness of lights to be adjusted to low levels.	
	Dust and Particulates	
PC6	Dust and particulate emissions do not have a significant adverse impact on amenity either in the surroundings of the proposed development or at the proposed development site.	AS6.1 No acceptable solution prescribed.

6.9 Reconfiguring a Lot Code

The provisions in this section comprise the Reconfiguring a Lot Code. They are:

(a) Compliance with the Reconfiguring a Lot Code;

(b) Overall Outcomes for the Reconfiguring a Lot Code; and

(c) Assessment Criteria (performance criteria and associated acceptable solutions) for the Reconfiguring a Lot Code.

6.9.1 Compliance with the Reconfiguring a Lot Code

Development that is consistent with the performance criteria of the Reconfiguring a Lot Code complies with the Reconfiguring a Lot Code.

6.9.2 Overall Outcomes for the Reconfiguring a Lot Code

The overall outcomes are the purpose of the Reconfiguring a Lot Code. The overall outcomes sought for the Reconfiguring a Lot Code are the following:

(a) lots are of an appropriate size and dimension to cater for the intended use;

(b) lots provide for separation between established agricultural practices and sensitive uses to protect health, safety and amenity of future residents and allow for the established agricultural practices to continue;

(c) street design ensures safe access and carrying capacity in accordance with the function in the established road hierarchy;

(d) lot layout responds to geographical constraints, native vegetation, identified hazards and environmental management issues;

(e) infrastructure is provided to meet the anticipated needs of future land use activities;

(f) effective and efficient open space and transport linkages are provided; and

(g) street and lot orientation facilitate the construction of energy efficient buildings that respond to local climatic conditions.

6.9.3 Reconfiguring a Lot Code assessment criteria

	Performance Criteria		Acceptable Solutions
	Minimum Lot Sizes		
PC1	Created lots are of an appropriate size and dimension to cater for the general intended use consistent with the purpose of the relevant zone.	AS1	Each created lot conforms with the minimum lot size, dimension and frontage criteria indicated in Table 6.2.

Table 6.2

	Unserviced Land[(a)]		Partially Serviced[(b)]		Serviced Land[(c)]	
Zone	**Minimum Lot Size**	**Minimum Frontage**	**Minimum Lot Size**	**Minimum Frontage**	**Minimum Lot Size**	**Minimum Frontage**
Rural Protected (Category 1)	100ha	200m	100ha	200m	100ha	200m
Rural Protected (Category 2)	200ha	300m	200ha	300m	200ha	300m
Rural	200ha	200m	200ha	200m	200ha	200m
Rural Residential	2ha*	70m	5000m^2*	40m	5000m^2	40m
Residential	1,000m^2*	20m**	800m^2*	20m	700m^2	20m
Commercial	-	-	600m^2*	18m	600m^2	18m
Industry	5,000m^2*	40m	-	-	1000m^2	40m

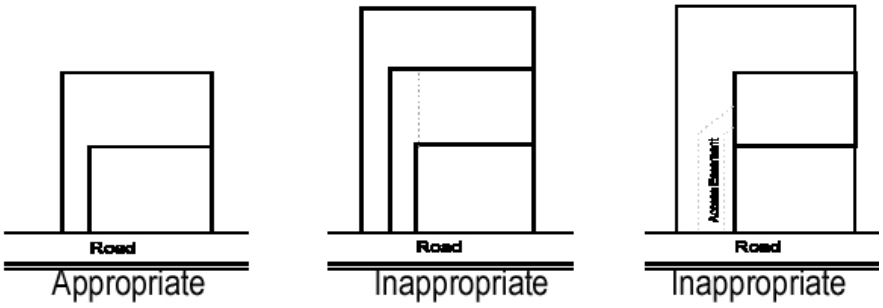
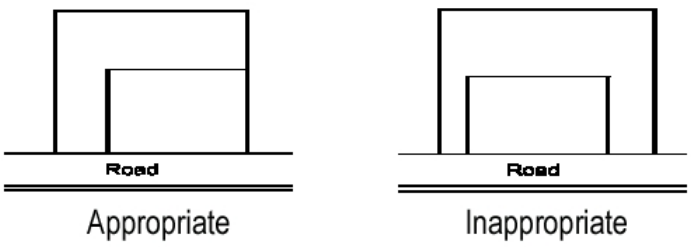
For the purposes of this table:
(a) 'Unserviced Land' means: the land is not currently served by reticulated water or sewerage service.
(b) 'Partially Serviced Land' means: the land is served by reticulated water supply service only.
(c) 'Serviced Land' means: the land is included in the local government's declared water and sewerage area.
(d) In determining lot sizes the area of an access strip or access easement is not included.
(e) No minimum lot size is prescribed for the Open Space and Recreation Zone and the Infrastructure Zone.
(f) The **Planning Scheme Policy 4/07 - Reconfiguring Rural Land** identifies information needed to accompany applications to reconfigure land in the Rural Protected Zone (Category 1 or Category 2) or Rural Zone other than in accordance with the criteria in this table.

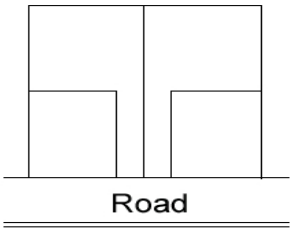
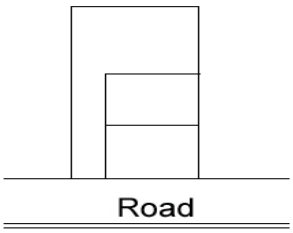
* Lot sizes may need to be greater than those stipulated in this table for unserviced and partially serviced land subject to an assessment of an on-site waste water management report.

** Each lot in the Residential Zone that gains primary access from a cul-de-sac must have a minimum frontage of 6m.

	Performance Criteria		Acceptable Solutions
	Boundary Realignments		
PC2	Boundary realignments lots are of an appropriate shape and design to cater for the general intended use.	AS2.1	Each created lot is altered in area no greater than 10% of the original lot size. AND
		AS2.2	For each created lot two boundaries on the original property remain unchanged. AND
		AS2.3	There are no more than two lots involved in the realignment, with no new lots created.
	Lot Shape and Design		
PC3	Created lots are of an appropriate shape and design, with the appropriate frontage to cater for the general intended use.	AS3.1	Each created lot that is less than 4,000m^2 conforms with the maximum ratio of depth to frontage of 2.5:1. For all other created lots, the depth to frontage must be a maximum ratio of 4:1.
		AS3.2	Additional lots are not created on land that is flood prone or subject to a medium or

	Performance Criteria		Acceptable Solutions
			high bushfire hazard.
		AS3.3	Additional lots are not created in areas of significant natural habitat.
		AS3.4	Each created lot in the Rural Protected Zone (Category 1), Rural Protected Zone (Category 2) and Rural Zone is not a cul-de-sac lot.
		AS3.5	Each created lot in the Residential Zone that gains primary access from a cul-de-sac has a shape of sufficient area that each lot can fit a 20m by 15m square within 6m of the road property boundary with the cul-de-sac.
		AS3.6	Each created lot in the Rural Residential Zone that gains primary access from a cul-de-sac has a minimum road frontage of 20m.
			Woodgate
		AS3.7	Any reconfiguring of a lot(s) in Precincts 1, 2 and 3 of the Woodgate Precinct Plan has a lot layout that is in accordance with the preferred cadastral boundaries shown on the relevant Isis Shire Woodgate and Environs Lot Reconfiguration Map in Schedule 2. *Note: Some areas of Precinct 1 and Precinct 2 at the northern end of the Woodgate Precinct Plan are not incorporated into Map 1 of the Isis Shire Woodgate and Environs Lot Reconfiguration Maps. Any further reconfiguring of these lots should be in general accordance with the road and lot layout principles shown on Map 1 (i.e. extend and continue the existing cadastral and road alignment pattern to the greatest extent practicable, consistent with the requirements of this code and good traffic engineering practice).*
PC4	Battle axe lots are located in an appropriate zone.	AS4.1	Each created lot in the Rural Protected Zone (Category 1), Rural Protected Zone (Category 2) and Rural Zone is not a battle-axe lot, including lots where access is via easement only.
PC5	Excessive numbers of battle axe lots are not created.	AS5.1	Reconfiguration of a lot(s) must not result in more than one battle axe lot behind a full frontage lot in any zone other than the Rural Protected Zone (Category 1), Rural Protected Zone (Category 2) and Rural Zone.

	Performance Criteria		Acceptable Solutions
		AS5.2	Reconfiguration of a lot(s) must not result in more than 10% of the total created lots being battle axe lots.
PC6	Access strips and easements for battle axe lots are of an appropriate shape and design, with the appropriate width.	AS6.1	Each access strip or easement serving a single battle axe lot in the Residential Zone has a minimum of 3.4m in width, and an access strip serving two lots in the Residential Zone must be a minimum of 5m in width.
		AS6.2	Each access strip or easement serving a single lot in the Rural Residential Zone has a minimum of 6m in width.
		AS6.3	Each access strip or easement serving a battle axe lot in a Commercial or Industrial Zone has a minimum width of 6m.
		AS6.4	Only one (1) battle axe lot is created behind any full frontage lot as shown in the diagram immediately below.
			
		AS6.5	The access strip to the battle axe lot is located on only one (1) side of the lot with direct frontage to the road as illustrated in the diagram immediately below.
			
		AS6.6	The access ship to the battle axe lot is utilised for access to only one (1) lot as illustrated in the diagram immediately below.

	Performance Criteria		Acceptable Solutions
	 Appropriate  Inappropriate		
PC7	Reconfiguring of lots for residential purposes or other sensitive receptors that are adjacent to land in the Rural Protected Zone (Category 1), Rural Protect Zone (Category 2) or Rural Zone are separated from that land to protect health, safety and amenity of future residents and allow for the established agricultural practices to continue.	AS7.1	The design for the reconfiguration incorporates a minimum effective width of separation indicated in *Appendix 6 of the Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997.* AND
		AS7.2	Any vegetated buffers provided for and within the effective separation distances are designed in accordance with Appendix 2 of the *Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997*.
PC8	Reconfiguring of lots for residential purposes or other sensitive receptors that are adjacent to an electricity transmission line easement is designed to protect the health, safety and amenity of future residents and allow for the established electricity infrastructure to continue to function.	AS8.1	Created lots are located and designed or contain easements to ensure that habitable buildings for residential purposes or other sensitive receptors on each new lot are setback from the most proximate boundary of an electricity transmission line easement as follows: (a) A 20m separation distance for transmission lines up to 132kV; (b) A 30m separation distance for transmission lines between 133kV and 275kV; and (c) A 40m separation distance for transmission lines greater than 275kV.
	Road Design and Construction		
PC9	Any road design associated with reconfiguring a lot ensures safe access and carrying capacity and adequate drainage in accordance with the road's existing or planned function in the established road hierarchy.	AS9.1	Roads, drainage and services in the road are designed and constructed: (a) in accordance with the **Planning Scheme Policy 6/07 - Development Standards**; and (c) consistent with the status of the road in the established road hierarchy

	Performance Criteria		Acceptable Solutions
			identified in the Isis Shire Road Hierarchy in Schedule 4. OR AS9.2 Where a road or proposed road is not identified in the Isis Shire Road Hierarchy in Schedule 4, the road is designed and its position in the road hierarchy determined in accordance with the Queensland Residential Design Guidelines. AND AS9.3 Street design incorporates capacity for fire fighting, refuse collection and associated service vehicles
	Energy efficiency		
PC10	The street and lot layout facilitates the positioning and orientation of buildings to take advantage of sunlight and prevailing breezes to provide comfort for occupants and minimise the need for mechanical cooling and heating.	AS10.1	For residential development, the subdivision design provides for the maximum practicable number of lots that enable houses to be designed to: (a) maximise solar access to the north in winter; (b) minimise solar access to the east and west in summer; (c) maximise access to any prevailing summer breezes; and (d) minimise exposure to prevailing winter winds.
	Bikeways		
PC11	Residential subdivisions incorporate appropriate sealed surfaces to cater for pedestrians and cyclists.	AS11.1	Footpaths and bikepaths are provided adjacent to all streets/roads in new urban residential developments in accordance with Table 6.3:

Table 6.3

Street/Road Type	Footpath and Bikepaths
Arterial roads	No provision
Sub-arterial roads	**Pedestrian:** Concrete footpath or shared pathway on one or both sides of the road, with dedicated crossings (minimum width: 2.0m in a 2.0m reserve) **Cyclist:** Bike path or shared pedestrian/bike pathway with dedicated crossing facilities (minimum width: 2.5m in a 3.7m reserve)
Collector Streets	**Pedestrian:** Concrete footpath on both sides of the street or shared pathway on one side only. **Cyclist:** Shared pathway (minimum width: 2.5m in a

	3.7m reserve)
Access Streets	No specific bike path or footpath requirement. Signage for bike route and bike path connections is required where appropriate

	Development contributions - public open space		
PC12	Sufficient open space is provided to meet the needs of the general intended occupiers of the proposed lots.	AS12.1	Public open space is provided in accordance with the **Planning Scheme Policy 2/07 Public Open Space Contributions**.
	Development infrastructure		
PC13	Development is serviced by adequate water, sewerage, stormwater, drainage, telecommunications and electricity infrastructure to ensure the safety, environmental health and convenience of occupants and users[44].	AS13.1	No acceptable solution prescribed.

[44] Contributions to water supply and sewerage infrastructure augmentation are made in accordance with **Planning Scheme Policy 3/05 Contributions towards Water Supply and Sewerage Services**.

6.10 Parking and Access Code

The provisions in this section comprise the Parking and Access Code. They are:

(a) Compliance with the Parking and Access Code;

(b) Overall Outcomes for the Parking and Access Code; and

(c) Assessment Criteria (performance criteria and associated acceptable solutions) for the Parking and Access Code.

6.10.1 Compliance with the Parking and Access Code

Development that is consistent with the performance criteria of the Parking and Access Code complies with the Parking and Access Code.

6.10.2 Overall Outcomes for the Parking and Access Code

The overall outcomes are the purpose of the Parking and Access Code. The overall outcomes sought for the Parking and Access Code are the following:

(a) development ensures that the safety and efficiency of the transport network is maintained; and

(b) vehicle crossings, on-site movement of vehicles and carparking are provided to meet the needs of development and ensure high levels of amenity and safety.

6.10.3 Parking and Access Code assessment criteria

	Performance Criteria		Acceptable Solutions
	Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.		
	Traffic safety and efficiency		
PC1	Development does not have an adverse impact on the safety and efficiency of the transport network in Isis Shire by: (a) having the appropriate number and location of road accesses from a development, to the transport network, particularly the State-	AS1.1 AS1.2*	No acceptable solution prescribed. *Woodgate* Development in Woodgate on a lot adjacent to the transport network shown on the Isis Shire Road Hierarchy in Schedule 4 does not have a new direct

45 Non-statutory Note: In all cases where a development seeks direct access to a State-controlled road, the Department of Main Roads' approval for that access is required. A new approval will be required if any change in use of the site or access substantially occurs.

	Performance Criteria		Acceptable Solutions
	controlled Road network; (b) having access arrangements that complement the established road hierarchy; and (c) minimising the need for direct access to, and local trips on the Bruce Highway, other State-controlled Roads[45], and local roads of regional significance.		vehicular access(es) (including via an easement) to a higher order road, where alternative access arrangements to an urban collector street or urban access street is available.
PC2	Vehicular crossings to the development site from the road network are provided to ensure protection of existing infrastructure services and the amenity of the local area.	AS2.1*	Property access vehicular crossings are provided and constructed in accordance with the applicable standard of section 6.4.6 Property Access of **Planning Scheme Policy 6/07 – Development Standards**.
		AS2.2*	A physical barrier capable of preventing vehicular movement (except at the approved access location(s)) is placed along the road/property boundary. This barrier must be maintained so as to be capable of preventing vehicular movement.
	On-site Movement		
PC3	Arrangements for vehicle circulation for development do not have an impact on the safety and efficiency of the road network.	AS3.1*	For commercial or industrial development, internal roadways and any new buildings on site are constructed and maintained in such a manner as to allow operators and customers to carry out all loading and unloading of vehicles on the site.
		AS3.2*	Internal roadways and any new buildings on site are constructed and maintained in such a manner as to allow all vehicles to enter and exit the site to a State-controlled Road in forward gear.
	Carparking		
PC4	Development accommodates sufficient car-parking spaces to cater for the amount of vehicular traffic likely to be generated.	AS4.1*	The development provides the minimum number of carparking spaces identified in Schedule 3. *Note: the number of carparking spaces required is to be rounded to the nearest whole number.*
PC5	Readily accessible facilities for parking, loading and unloading of goods are provided to meet the needs of the development.	AS5.1*	Separate areas for service loading and unloading goods and public vehicular parking are provided, designed in accordance with the requirements of *Australian Standard AS 2890-1993.*

	Performance Criteria		Acceptable Solutions
			AND
		AS5.2*	The carparking and service area is located on the same lot as the development.
			OR
		AS5.3	The carparking area is provided on an adjoining lot/s, so that any part of the carparking area is not more than 150m from the lot upon which the subject development is proposed.
		AS5.4	The carparking area shall drain adequately and in such a way that adjoining and downstream land is not adversely affected.
PC6	Where development incorporates the provision of carparking for more than 25 cars, landscaping improves the amenity of the carparking area.	AS6.1	Trees are planted at regular intervals throughout the carparking area, driveways and internal roadways.
		AS6.2*	A minimum of 1 shade tree is provided for every 6 carparking spaces, with a minimum planting area per tree of $1.2m^2$..
		AS6.3*	Landscaping within carparking areas is protected by raised kerbs, wheel stops or bollards.

6.11 Infrastructure Code

The provisions in this Section comprise the Infrastructure Code. They are:

(a) Compliance with the Infrastructure Code;

(b) Overall Outcomes for the Infrastructure Code;

(c) Assessment Criteria (performance criteria and associated acceptable solutions) for the Infrastructure Code.

6.11.1 Compliance with the Infrastructure Code

Development that is consistent with the performance criteria of the Infrastructure Code complies with the Infrastructure Code.

6.11.2 Overall Outcomes for the Infrastructure Code

The overall outcomes are the purpose of the Infrastructure Code. The overall outcomes sought for the Infrastructure Code are the following:

(a) development is provided with appropriate infrastructure to ensure a satisfactory standard of health, comfort, safety and amenity for occupants of the development and the general community;

(b) infrastructure is provided to mitigate the effects of development on the surrounding environment; and

(c) all works for infrastructure are designed and constructed to a standard that meets community expectations for service, avoids unacceptable off-site impacts and optimises whole-of-lifecycle costs.

6.11.3 Infrastructure Code assessment criteria

	Performance Criteria	Acceptable Solutions
	Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.	

	Water Infrastructure		
PC1	The development is serviced by adequate water infrastructure to ensure the safety, environmental health and convenience of occupants and users[46] [47].	AS1.1*	The development occurs on a lot currently serviced by the local government's reticulated water supply system. OR
		AS1.2*	The proponent connects the development to the local government's reticulated water supply system, at no cost to the local government. OR
		AS1.3*	Where the development is in an area not currently serviced by the local government's reticulated water supply system, the development is supplied with water collection and storage adequate to meet the needs of the proposed use.
		AS1.4*	Where development is for residential purposes on land not serviced by the local government's reticulated water supply scheme a 45,000 litre tank of potable water supply is provided.
	Sewerage Infrastructure		
PC2	The development is serviced by adequate sewerage infrastructure to ensure the safety, environmental health and convenience of occupants and users[48] [49].		**Residential Zone, Commercial Zone, Industry Zone, Open Space and Recreation Zone and Infrastructure Zone**
		AS2.1*	The development occurs on an lot currently serviced by the local government's reticulated sewerage system. OR
		AS2.2*	The proponent connects the development to the reticulated sewerage system, at no cost to the local government.

[46] Non-statutory Note: it is the local government's policy that all development is to be connected to potable reticulated water (at no expense to the local government) except for land included in the Rural and Rural Protected Zones, and land at Cordalba, Doolbi and Apple Tree Creek areas. Further, the local government also encourages the development of rainwater tanks in reticulated areas, to supplement existing supply and reduce water dependency.

[47] Contributions to water supply and sewerage infrastructure augmentation may be required in accordance with Planning Scheme Policy 3/05 Contributions towards Water Supply and Sewerage Services.

[48] Non-statutory Note: it is the local government's policy that all development within the Woodgate Precinct Plan area is to be serviced by local government's reticulated sewerage system, when such a reticulation system is commissioned. Until such time as the reticulated sewerage scheme is commissioned, all sewage disposal will be via a septic system or other on site sewerage treatment system unless determined otherwise by the local government.

[49] Contributions to water supply and sewerage infrastructure augmentation may be required in accordance with Planning Scheme Policy 3/05 Contributions towards Water Supply and Sewerage Services.

			AND
		AS2.3*	Where the site is not serviced by the local government's reticulated sewerage system, the development includes an on-site sewage treatment system designed and installed or constructed in accordance with the relevant standards[50].
			AND
		AS2.4	It is demonstrated that the cumulative impact of waste water disposal from the development will not adversely impact on the water quality of surface water or groundwater in receiving catchments.
			Rural Residential Zone, Rural Protected Zone (Category 1), Rural Protected Zone (Category 2) and Rural Zone
		AS2.5*	The development includes an on-site sewage treatment system designed and installed or constructed in accordance with the relevant standards[11].
	Stormwater and Drainage Infrastructure		
PC3	The development is serviced by adequate stormwater and drainage infrastructure to: (a) ensure the safety, environmental health and convenience of occupants, users and the surrounding area; and (b) minimise environmental harm.	AS3.1*	Stormwater and drainage infrastructure is provided, designed and constructed in accordance with the **Planning Scheme Policy 6/07 - Development Standards** and the *Queensland Urban Drainage Manual*.
			AND
		AS3.2*	Construction works comply with the *Soil Erosion and Sediment Control Guidelines for Queensland*.
			AND
		AS3.3	Stormwater drainage management measures appropriate to the nature, scale, location and site conditions of the development are incorporated, including but not limited to: (a) silt management practices implemented during the construction and establishment phases of development; (b) trash collection traps to prevent silt, floating rubbish and debris from

[50] Various State legislation applies, depending on the scope of the facility, to ensure the effluent from on-site sewerage facilities has no unsustainable impact on land, groundwater or surface water.

			entering and being deposited along natural waterways; or (c) nutrient removal traps to prevent nutrient laden materials such as animal excreta, fertilisers and detergents, from entering the waterways with resulting contributions towards promoting algal blooms and algae growth in downstream rivers and streams. AND
		AS3.4	The stormwater quality from the originating development complies with the parameters established in the *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZECC, 2000) or the *Queensland Water Quality Guidelines*.
PC4	Site drainage should include, where practicable, scope for on-site stormwater detention, retention and use (including the collection and storing of water from roofs and communal carparks).	AS4.1	No acceptable solution prescribed.
	Waste Management		
PC5	The methods for, and siting of, effluent and waste treatment and disposal systems for commercial, industrial, rural and community infrastructure development minimises the potential for: (a) environmental harm; (b) adverse impacts on the quality of surface and groundwater resources; (c) adverse impacts on public and worker health; (d) adverse impact on the amenity of a locality; and (e) adverse impacts on sensitive receptors.	AS5.1	No acceptable solution prescribed.
	Telecommunications and Electricity Infrastructure		
PC6	The development is serviced by adequate telecommunications and electricity infrastructure to ensure the safety, environmental health and convenience of occupants and users	AS6.1*	Development in the Residential Zone, Commercial Zone, Industry Zone, Open Space and Recreation Zone and Infrastructure Zone is provided with underground subscriber connections to electricity and telecommunications infrastructure, in accordance with the requirements of relevant service

			providers.
PC7	People, property and the environment are not subjected to unacceptable risks to health or safety with regards to electricity infrastructure.	AS7.1*	Buildings and structures are not located within an easement containing powerlines.
		AS7.2*	Buildings and structures are not located within 6m of powerlines and associated electrical infrastructure.
		AS7.3*	Buildings and structures are not located within 6m of a substation property boundary.
	Roads		
PC8	Development is provided with external works along the frontage of the site to an appropriate standard, having regard to the position of the road in the established road hierarchy and the character and amenity of the surrounding area.	AS8.1	In the Residential Zone, Commercial Zone, Industry Zone, Open Space and Recreation Zone and Infrastructure Zone the following infrastructure exists along the full road frontage of the site or is provided where appropriate, at no cost to the local government: (a) full width formed road, sealed where appropriate; (b) concrete kerb and channel; (c) formed, graded and constructed footpath; (d) vehicle crossings over channels and footpaths; (e) stormwater drainage works including underground drainage; (f) alterations to public utility mains, services or installations in accordance with the requirements of the relevant service providers; (g) installation of conduits for roofwater, electricity, water supply and telecommunications services; and (h) repair or rectification of damage or disturbance to existing infrastructure caused by development.
		AS8.2	Infrastructure works are undertaken in accordance with the **Planning Scheme Policy 6/07 - Development Standards**.

6.12 Excavation and Filling Code

The provisions in this section comprise the Excavation and Filling Code. They are:

(a) Compliance with the Excavation and Filling Code;

(b) Overall Outcomes for the Excavation and Filling Code;

(c) Assessment Criteria (performance criteria and associated acceptable solutions) for the Excavation and Filling Code.

6.12.1 Compliance with the Excavation and Filling Code

Development that is consistent with the performance criteria of the Excavation and Filling Code complies with the Excavation and Filling Code.

6.12.2 Overall Outcomes for the Excavation and Filling Code

The overall outcome is the purpose of the Excavation and Filling Code. The overall outcome sought for the Excavation and Filling Code is:

(a) excavation and filling does not adversely or unreasonably impact on the environment or on the safety and amenity of adjacent land having regard to:

(i) noise and dust nuisance;

(ii) erosion of land and sedimentation of waterways;

(iii) visual amenity and character;

(iv) land stability and the safety of people and property;

(v) changes to drainage and flooding characteristics; and

(vi) traffic safety.

6.12.3 Excavation and Filling assessment criteria

	Performance Criteria		Acceptable Solutions
	Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.		
	Excavation and Filling		
PC1	The duration and hours of operation do not cause a significant impact on the amenity of adjoining residents or businesses.	AS1.1*	Where the property boundary of the site is within 1000m of an existing dwelling, work occurs only between 7 a.m. and 6 p.m. Monday to Saturday and does not occur on

	Performance Criteria		Acceptable Solutions
			Sundays or public holidays.
PC2	Excavation and filling minimises potential dust emissions and their impact on the amenity of surrounding premises and public places.	AS2.1*	Areas of exposed fill, excavation and unsealed accesses are watered regularly (particularly during periods of high or constant wind) to reduce dust generation.
		AS2.2*	Areas of fill and excavation are graded, compacted and planted and/or mulched immediately after the dumping operation is complete.
		AS2.3*	Where an area of more than 1000m2 of fill or excavation is involved, the work is staged with previous stages being progressively finished and rehabilitated.
PC3	On-site and off-site erosion and sedimentation are minimised.	AS3.1*	Sediment fences, earth berms and temporary drainage are provided and located to prevent sediment being transported to adjoining properties, roads or drainage systems.
		AS3.2	Erosion and sediment control measures are designed and constructed in accordance with *Soil Erosion & Sediment Control – Engineering Guidelines for Queensland Construction Sites 1995.*
PC4	Retaining walls and batters are designed, constructed and landscaped to: (a) Minimise the height of retaining walls and batter faces; (b) Prevent potential vermin harbourages; (c) Minimise the visual impact on any public place and adjoining land; and (d) Ensure the stability and longevity of the retaining walls and batters and the safety of people and properties.	AS4.1*	Batters have a maximum slope of 25% and are terraced at every rise of 1.5m in height with each terrace having a minimum depth of 750mm.
		AS4.2*	Excavation and filling carried out within 1.5m of any site boundary is: (a) battered; or (b) retained by a wall that does not exceed one (1) metre in height.
		AS4.3*	Where a retaining wall is used within 1.5m of a common boundary with a public place (such as a road or pathway) with the result that the subject land would be below the level of the public place, a minimum one (1) metre high fence, dense vegetation or other effective barrier is provided along the boundary to prevent the persons using the public place from falling over the wall.
		AS4.4	Where retaining walls are visible from adjoining properties or public places: (a) they are finished to a high

	Performance Criteria		Acceptable Solutions
			standard; and (b) unless they are built within 0.5m of a side or rear boundary, they are broken up by landscaping which, on maturity, will obscure 50% of the retaining wall.
PC5	Excavation and filling does not result in the disturbance of contaminated material or the contamination of land unless properly managed to avoid environmental harm or risk to people.	AS5.1*	Contaminated material is not excavated or used as fill.
PC6	Any potentially adverse effect of filling or excavation on: (a) any property, watercourse or stormwater drainage works in the vicinity; or (b) any watercourse is prevented or adequately mitigated.	AS6.1	The excavation or filling does not: (a) Cause ponding on the site or on any nearby land; (b) Increase flooding on any land in the vicinity; (c) Increase run-off characteristics for storm events. (d) Reduce the waterway area available in any natural or artificial watercourse for either present or estimated future flood flows; (e) Interfere with the flow of water in any overland flow path; or (f) Reduce the volume within a flood plain available for the storage of floodwaters.
	Haulage		
PC7	The transportation of material minimises any potentially adverse impact on the road system (including damage to infrastructure) and on properties, particularly residential and rural residential properties, along the haulage route.	AS7.1*	For sites in the Residential Zone, the haulage truck size is no greater than a heavy rigid vehicle (as defined by *Australian Standard AS 2890.2 – Off-Street Parking – Commercial Vehicle Facilities*).
		AS7.2	Truck haulage follows the route between the excavation and/or filling sites and a haul route (State-controlled Road or local road of regional significance) that would cause the least: (a) Disturbance to residential or rural residential properties; and (b) Damage to the road and street

Performance Criteria	Acceptable Solutions
	system.
	AS7.3* All loads transported are covered to prevent spillage or creation of a dust nuisance along the haulage route.
	AS7.4* Truck haulage for excavation or filling operations whether temporary or permanent, that involves an annual throughput of product of 10,000 tonnes, only utilises routes for transportation of material that have been approved by the Department of Main Roads prior to the commencement of the operation.

6.13 Landscape Design Code

The provisions in this Section comprise the Landscape Design Code. They are:

(a) Compliance with the Landscape Design Code;

(b) Overall Outcomes for the Landscape Design Code;

(c) Assessment Criteria (performance criteria and associated acceptable solutions) for the Landscape Design Code.

6.13.1 Compliance with the Landscape Design Code

Development that is consistent with the performance criteria of the Landscape Design Code complies with the Landscape Design Code.

6.13.2 Overall Outcomes for the Landscape Design Code

The overall outcomes are the purpose of the Landscape Design Code. The overall outcomes sought for the Landscape Design Code are the following:

(a) a high standard of landscaping is provided in order to mitigate the visual impact of development, ensure privacy for nearby lots, delineate pedestrian and vehicle routes, enhance safety and security for pedestrians and promote water conservation principles;

(a) landscaping retains the natural and landscape character of the Isis Shire and enhances streetscape amenity; and

(b) landscaping is selected, designed and constructed to facilitate its longevity and minimise the financial and natural resources required for its maintenance.

6.13.3 Landscape Design Code assessment criteria

	Performance Criteria		Acceptable Solutions
	Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.		
	General		
PC1	Development is landscaped in a manner which: (a) enhances the appearance of the development from within and outside the development and makes a positive	AS1.1	Landscaping is carried out in accordance with the approved landscape plan. *Note:* *For development in the Residential Zone, Commercial Zone, Industry Zone, Open*

	Performance Criteria		Acceptable Solutions
	contribution to the streetscape; (b) where necessary, ensures the privacy of habitable rooms and private outdoor recreation areas of residential uses; (c) contributes to a comfortable living environment by providing shade to reduce glare and heat absorption and re-radiation from buildings, car park areas and other hard surfaces; (d) provides long term soil erosion protection and visual amenity.		*Space and Recreation Zone and Infrastructure Zone submission of a landscape plan is required. Council will require a plan demonstrating achievement of the Performance Criteria to be submitted with an application.* *The landscape plan should show, where relevant:* *(a) all existing trees with a girth of greater than 0.5m measured at 1.5m above ground level or of greater than 4m height (and indicating which trees are proposed to be retained) and other natural features, such as watercourses and rock formations;* *(b) the function of planting areas (e.g. screen planting, enhancement etc), plant spacing and species to be used;* *(c) the general surface treatment of landscaped areas e.g. paving, mulched gardens, lawn;* *(d) the location and type of fencing to the frontage and boundaries (e.g. 2 metre mesh security fence, 1.8 metre timber fence etc.);* *(e) existing and proposed finished ground levels indicating in particular:* *- the approximate height of any mounding;* *- the extent of any excavation or filling greater than 0.5m in height and greater than 150 mm where within the drip line of any existing tree;* *- the location and type of any retaining walls; and* *- site drainage.* *Residential Zone, Commercial Zone, Industry Zone* AS1.2* Landscaping along the front boundary of the site consists of: (a) trees at a minimum of 1 per 10m of boundary length of species which at maturity provide shade or have a rounded canopy shape ;

	Performance Criteria		Acceptable Solutions
			(b) shrubs to screen the front of blank walls; (c) low shrubs and groundcovers to provide coverage of unsealed areas.
		AS1.3*	Where buildings are not built to a side or rear boundary of the site, landscaping along that boundary consists of: (a) a minimum of 1 tree per 5m of boundary length; (b) screening shrubs, low shrubs and groundcover to provide coverage of unsealed areas
PC2	Landscaping, including that within streetscapes, public open space and private property, complements new and existing development through the provision of landscaping that: (a) responds to opportunities and constraints of the existing site characteristics; (b) is best suited to the use and function of the site and environmental/ climatic conditions; (c) has regard for ongoing maintenance; and (d) minimises the demand for use of potable water from the Shire's water reticulation system.	AS2.1	Landscaping for the site reinforces and enhances existing significant topographical features, including local native vegetation, waterways, overland flow paths and landform.
		AS2.2	Landscaping in public areas, such as road reserves, parks and other open space, provides shaded environments and passive recreation spaces for users and visitors to the site.
		AS2.3	Plant species utilised in landscaping in streetscapes and public open space areas minimise the need for high intensity landscape maintenance by selecting species with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements..
		AS2.4	A reticulated irrigation system is provided to common landscape and recreation areas.
		AS2.5	Landscaping contributes to the stability of local soils and minimises sediment and erosion activity.
		AS2.6	Landscaping within electricity transmission line easements is planted with trees with a mature height of less than 3.5 m.
		AS2.7	Turfed areas are accessible by standard lawn maintenance equipment.
PC3	Landscaping complements and enhances the visual amenity and character of the local area and contains species appropriate to the locality.	AS3.1*	Landscaping utilises the species identified in Schedule 5 or other species indigenous to the area.
			Woodgate Road
		AS3.2*	Where the site adjoins Woodgate Road, a

	Performance Criteria		Acceptable Solutions
			landscaped strip 10m in width is provided within the site for the extent of the property frontage. AND
		AS3.3*	Other than in the Rural Zone or Rural Protected Zone (Category 1 or Category 2), a minimum of 10% of the site area shall be developed for landscaping purposes.
PC4	Planting and other landscape treatments must not decrease the safety or security of pedestrians or cause a hazard to motorists on the site or the adjoining road network.[51]	AS4.1	Landscaping includes recognised Crime Prevention Through Environmental Design (CPTED) principles. AND
		AS4.2	Where a site incorporates high use facilities, landscaping is located and maintained in a way that does not create unsafe environments by blocking surveillance, creating concealment spots and reducing sight lines both on-site and off-site.
		AS4.3	Trees with a minimum of 1.8m of clear trunk at maturity are located near pathways, building entries, parking areas, street corners, lighting and driveways.
		AS4.4	Surfaces are stable and useable in all weather conditions.
		AS4.5	Security and foot lighting is provided to site entries, driveways, parking areas, building entries and pedestrian ways.
	Commercial and Industrial		
PC5	Commercial and industrial development is suitably landscaped and buffered from adjoining sensitive land uses.	AS5.1*	Landscaped strips 3m in width are provided within the site along all property boundaries, excepting those points at which vehicle ingress and egress is required, and except where a greater width is required by an Acceptable Solution below. OR
		AS5.2*	Where the site adjoins land in a zone other than the Commercial Zone or Industry Zone, landscaped strips 5m in width are provided within the site along the property boundaries.

[51] Any landscaping within a State controlled road reserve requires the approval of the Department of Main Roads and must be in accordance with the Department of Main Roads' Road Landscape Manual.

	Performance Criteria		Acceptable Solutions
	Service Stations		
PC6	The service station development is landscaped to: (a) break up any hard elements of the development; (b) present an attractive appearance to the street; and (c) minimise visual and noise impacts on adjoining premises, particularly residential premises.	AS6.1	A minimum 3 metre wide landscape strip is provided along the frontage(s) of the site (except for that part of any frontage where driveway crossovers are provided) and a minimum 2m wide landscape strip is provided along all other boundaries.
		AS6.2	A minimum 5 metre wide densely planted landscape strip is provided along any common boundary with land in the Residential Zone.
		AS6.3	A minimum 1.8 metre high solid fence of acoustic attenuation materials is provided along the side and rear boundaries of the site where adjoining land in the Residential Zone or other sensitive receptors.
	Retirement Accommodation		
PC7	Retirement accommodation provides open space that is useable, clearly defined, safe and attractive and available for recreational use by all occupants.	AS7.1	The open space is at least 40% of the site area and is clear of obstacles including access ways, parking spaces and garbage receptacles and is visually accessible to the majority of dwelling units.
		AS7.2	The retirement accommodation provides a communal open space area with outdoor facilities such as sheltered gardens, safe and convenient walkways, and space of sufficient size for residents to receive visitors.
	Community Infrastructure		
PC8	Community infrastructure is suitably landscaped and buffered from adjoining uses.	AS8.1	A landscaped buffer strip of 3m in depth is provided for the extent of the road frontage setback (except areas required for ingress and egress) and side and rear boundaries.
	Salvage Yard		
PC9	Screening measures are provided so that no part of the storage area to be used for the salvage yard is visible from public roads adjacent to the site.	AS9.1	Landscaped strips 3m in width in conjunction with fencing 1.8m in height and of maximum 10% transparency are provided within the site along all property boundaries (except areas required for ingress and egress).