

PART 1 – INTRODUCTION

1.1 RELATIONSHIP TO THE *INTEGRATED PLANNING ACT 1997*

1.1.1 Purpose of the Planning Scheme

The local government for Nebo Shire has prepared this planning scheme, the *Nebo Shire Plan 2008* (“*Nebo Shire Plan*”), in accordance with the *Integrated Planning Act 1997* (the ‘IPA’). The *Nebo Shire Plan* provides a framework for managing development in a way that advances the purpose of the IPA¹ by:

- (a) identifying assessable and self assessable development; and
- (b) identifying outcomes sought to be achieved in the local government area as the context for assessing development.

1.1.2 Planning Scheme Functions as a Part of IDAS

The *Nebo Shire Plan* functions as part of the Integrated Development Assessment System (IDAS)² and must be read together with the IPA.

1.2 PLANNING SCHEME STRATEGY

1.2.1 Relationship to Nebo Shire Council’s Corporate Plan

The Council’s Corporate Plan is the overarching document from which Council operates including the implementation of the planning scheme strategy.

1.2.2 Whitsunday Hinterland and Mackay (WHAM) Regional Plan

The *Nebo Shire Plan* seeks to integrate and incorporate the regional planning considerations expressed in the Whitsunday Hinterland and Mackay (WHAM) planning framework to the extent they affect the approach to using and developing land in Nebo Shire. The contextual setting of Nebo Shire in relation to surrounding local government areas is shown on Map 1 – Shire Location Map.

1.2.3 Planning Scheme Strategy

1.2.3.1 The planning scheme strategy is a summary of the approach taken by the *Nebo Shire Plan* to achieve the desired environmental outcomes (Part 2) for the local government area. The planning scheme strategy does not have a role in development assessment under the planning scheme.

1.2.3.2 The strategies of the *Nebo Shire Plan* are:

RURAL

¹ The purpose of the IPA is to seek to achieve ecological sustainability by co-coordinating and integrating planning at the local, regional and State levels; and managing the effects of development on the environment (including managing the use of premises). ‘Ecological sustainability’ is a balance that integrates the protection of ecological processes and natural systems at the local, regional, State and wider levels; economic development; and maintenance of the cultural, economic, physical and social wellbeing of people and communities.

² IDAS is the system detailed in Chapter 3 of the IPA for integrating State and local government assessment processes for development.

- (a) The rural areas provide for the continued and viable use of productive agricultural land, including use for both traditional, new and emerging primary production activities;
- (b) Associated infrastructure with grazing and primary production operations, including stock saleyards, cane sidings, rail systems and haul/transportation routes, are protected from encroachment by incompatible development;
- (c) The ecological and natural values of the Shire's rural areas, including National Parks, State Forests, and other areas of conservation significance, are protected and enhanced;
- (d) The existing and potential sources of mineral, coal and construction material resources remain available for extraction;
- (e) Tourism facilities and activities that are compatible and complementary to the character, identity and natural values of their localities, occur in suitable locations within the following areas: Lake Elphinstone, Mount Britton and Nebo Township;

URBAN

- (f) Nebo Township is enhanced as the primary administrative, civic, commercial, general industry and service centre for the Shire;
- (g) Glenden township accommodates a range of complementary uses and services for the surrounding community and visitors;
- (h) Urban growth and expansion, in particular mining communities and rural residential development, is confined to the urban locality to maximise the efficient, safe provision and operation of infrastructure, including water / sewerage systems and roads, as well as to minimise adverse impacts on primary production operations and impacts on rural environmental and landscape values;
- (i) The rural character and individual identity of each township, evident in the style of buildings, landscaping, views to rural areas and natural features is maintained; and

LOCAL GOVERNMENT AREA

- (j) New uses and works are located, designed and managed to maximise the efficiency of infrastructure, including water and sewerage systems, roads, cane sidings and rail networks, and compatibility with other uses, works, cultural heritage features, and natural and cultural resources.

1.2.4 Strategy Map

Map 2 – Shire Strategy Map represent the strategy for the local government area. Maps 3 and 4 further identify important natural features or resources that constrain the use of land due to the desire to protect their values, or potential hazard they impose.

1.3 INTERPRETATION

1.3.1 Terms Used in the Planning Scheme

The definitions³ in Part 7 define particular words used in the Nebo *Shire Plan* as follows:

- (a) defined uses and use classes; and
- (b) administrative terms.

³ Use definitions have a specific meaning for the purpose of the assessment category tables, and the administrative terms are those terms used in the planning scheme but do not have a specific use meaning.

1.3.2 Terms Defined in the IPA

Terms defined in the planning scheme have the same meaning as in the IPA.

1.3.3 Nebo Shire Plan

The planning scheme for the Shire of Nebo is referred to as the *Nebo Shire Plan 2008* ("Nebo Shire Plan").

1.4 PLANNING SCHEME STRUCTURAL ELEMENTS

1.4.1 Desired Environmental Outcomes

The planning scheme identifies desired environmental outcomes that express what the *Nebo Shire Plan* seeks to achieve regarding ecological processes and natural systems, economic development; and the cultural, economic, physical and social well-being of people and communities.

1.4.2 Localities

1.4.2.1 The *Nebo Shire Plan* divides the local government area into Localities that cover the entire local government area. The Localities are:

- (a) Urban Locality; and
- (b) Rural Locality.

1.4.2.2 The Urban Locality in the Shire comprises the urban localities of (as defined on the maps referred to below):

- (a) Nebo (Map 5); and
- (b) Glenden (Map 6)

1.4.2.3 The Rural Locality in the Shire is shown on Maps 7 to 17.

1.4.2.4 The provisions for each Urban Locality and Rural Locality include assessment criteria in Locality Codes as specified in Part 4.1 (Urban Locality) and Part 4.2 (Rural Locality).

1.4.3 Zones

1.4.3.1 The *Nebo Shire Plan* divides the Localities into zones⁴ that cover the entire local government area. The zones are:

- (a) Rural Zone;
- (b) Residential Zone;
- (c) Higher Density Residential Zone;
- (d) Rural Residential Zone;
- (e) Commercial Zone;
- (f) Industrial Zone;
- (g) Urban Expansion Zone;
- (h) Community Purposes Zone; and
- (i) Open Space and Recreation Zone.

1.4.3.2 The zones are shown on Maps 5 to 17. If a road or watercourse is not shown as being covered by a zone on the zoning maps, the following applies:

⁴See Dictionary (Part 7).

- (a) if the road or watercourse is adjoined on both sides by land in the same zone – the road or watercourse has the same zoning as the adjoining land;
- (b) if the road or watercourse is adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road or watercourse has the same zoning as the adjoining land and the centreline of the road or watercourse is the boundary between the two zones; and
- (c) if the road or watercourse is adjoined on one side only by land in a zone – the entire road or watercourse has the same zoning as the adjoining land.

1.4.3.3 To remove any doubt, it is declared that section 1.4.3.2 above also applies to a closed road, if the road is closed after the commencement of the *Nebo Shire plan*.

1.4.3.4 The provisions for each zone include assessment categories in Part 3 and assessment criteria in applicable Locality Codes as specified in Part 4, Use Codes as specified in Part 5, and General Codes as specified in Part 6.

1.4.4 Assessment Categories

The assessment categories for development in each zone are identified in Table 3-1 and Table 3-2 in Part 3. The tables identify development that is exempt, self-assessable, code assessable or impact assessable under the *Nebo Shire Plan*.

Table 3-1 and Table 3-2 in Part 3 also identify the assessment criteria in applicable codes for self-assessable and code assessable development.

For self-assessable development, where the acceptable solution is not achieved, the development is code assessable and a development application is required to be made under IDAS.

For impact assessable development the *Nebo Shire Plan* as a whole applies in accordance with section 3.5.5 of the IPA.

1.4.5 Assessment Criteria

1.4.5.1 The criteria for assessing development are organised within codes in Parts 4, 5 and 6. The *Nebo Shire Plan* has codes for:

- (a) each locality (Part 4);
- (b) certain defined uses and use classes (Part 5); and
- (c) general codes (Part 6).

1.4.5.2 The codes are:

Locality codes

- (a) Urban Locality Code;
- (b) Rural Locality Code;

Defined use and use class codes

- (c) Accommodation Units or Multiple Dwelling Code;
- (d) Bed and Breakfast Accommodation Code;
- (e) Caravan or Relocatable Home Park Code;
- (f) Dwelling House Code;
- (g) Home Based Business Code;
- (h) Home Occupation Code;
- (i) Retirement Housing Code;
- (j) Commercial Uses Code;
- (k) Industrial Uses Code;
- (l) Community Uses Code;

General codes

- (m) Filling and Excavation Code;
- (n) Reconfiguring a Lot Code;
- (o) Vehicle Parking and Movement Code;
- (p) Infrastructure Services Code; and
- (q) Advertising Devices Code.

1.4.6 Planning Scheme Seeks to Achieve Outcomes

The *Nebo Shire Plan* seeks to achieve outcomes that are identified according to the following levels:

- (a) desired environmental outcomes;
- (b) overall outcomes for and purpose of a code;
- (c) specific outcomes for a code;
- (d) probable solutions for a specific outcome, or acceptable solutions for complying with a self-assessable code.

1.4.7 Probable Solutions

A probable solution for a specific outcome provides a guide for achieving that outcome in whole or in part, and does not limit the assessment manager's discretion under the IPA⁵ to impose conditions on a development approval.

1.4.8 Codes Applicable to Ongoing Use

A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change.

1.4.9 Acceptable Solutions

Self-assessable development that complies with the acceptable solutions for self-assessable development, complies with the applicable code.

⁵ IPA, chapter 3 (Integrated Development Assessment System (IDAS)), part 5 (Decision stage), division 6 (Conditions).

PART 2 – DESIRED ENVIRONMENTAL OUTCOMES

2.1 OVERVIEW

The desired environmental outcomes have been derived having regard to advancing the purpose of the IPA and are the context of the measures⁶ of the planning scheme. The desired environmental outcomes are grouped under the topics reflecting the three strands of ecological sustainability identified by the IPA:

- (a) Ecological processes and natural systems;
- (b) Economic development; and
- (c) Cultural, economic, physical and social well being of people and communities.

The measures seek to achieve each desired environmental outcome to the extent practicable having regard to the other desired environmental outcomes.

The desired environmental outcomes for the local government area (numbered and shown in **bold**) are set out in section 2.2 below.

2.2 DESIRED ENVIRONMENTAL OUTCOMES

2.2.1 Ecological Processes and Natural Systems

Significant localities within the local government area are included in the protected estate or included in State forest reserves. The areas of known or potential nature conservation values which are of State or regional interest include Dipperu National Park (scientific), Homevale National Park and Homevale Resources Reserve. Homevale National Park adjoins Eungella National Park and comprises part of the largest continuous stretch of rainforest in Queensland. Initiatives such as the Bicentennial Trail and the Mackay Highlands Great Walk have been developed to improve public access to, and appreciation of, these natural features. Lake Elphinstone, which is located near Glenden, is listed on the National Register of Important Wetlands is 8km long and up to 1.5km wide in places. This wetland is very diverse with a number of rare and threatened species.

Much of the area along Blue Mountain Road in the north eastern part of the Shire has been extensively cleared in the past for cane production and intensive grazing. The majority of the balance of the Shire has been selectively cleared for broad range grazing. Nebo Shire is located almost exclusively within the Brigalow Belt Bioregion and contains a number of linear habitat connections, areas of continuous conservation value and fragmented areas of remnant vegetation. The general vegetated landscape forms the basis of a biodiverse and visually attractive Shire. There are no major rivers that fall within the Shire although there are numerous creeks and streams including Nebo Creek, Denison Creek, Walker Creek, Funnel Creek, Boothill Creek and Boundary Creek.

The Shire forms part of the Isaac / Connors catchment, but there is limited potential for harvesting of water from this catchment due to limited rainfall. The most significant ground water source in the Shire is currently the Braeside Borefield which was established in 1983. However, it has been estimated that current rates of groundwater pumping from this resource are not sustainable in the longer term, predominantly for coal mining and town water supplies. This matter is currently being addressed by the construction of a pipeline from the Burdekin Falls Dam through to the Central Queensland coal mining area. There are also a number of

⁶ Measures facilitating the desired environmental outcomes to be achieved include the identification of relevant self-assessable development and assessable development requiring code or impact assessment.

smaller dams in the Shire that have been specifically constructed for individual coal mine sites.

- (1) **The values of significant natural features and areas, such as the Dipperu and Homevale National Park, Homevale Resources Reserve and Lake Elphinstone are protected, maintained and enhanced.**
- (2) **The Shire's rivers and creek systems, and associated catchment areas, are protected from adverse impacts and incompatible development.**
- (3) **Remnant vegetation and, in particular, riparian corridors are protected, maintained and enhanced to maximize biodiversity and areas of flora and fauna habitat.**
- (4) **The open space network, including the Bicentennial Trail and Mackay Highlands Great Walk, provides a range of accessible and useable recreational opportunities.**
- (5) **Areas displaying significant landscape values in the Shire, are protected from encroachment by incompatible development.**

2.2.2 Economic Development

The coal mining industry is the single most important factor in the current level of development in the Shire, with five (5) mines currently in operation: Burton; Coppabella; Hail Creek; Morevale; and South Walker Creek. Nebo Shire is anticipated to continue to experience growth in its mining industry and the establishment of new mines as the trend towards a northern shift of mining activity in the Bowen Basin continues. In addition, the operation of extractive industries in the Shire for recovery of construction materials is a valuable industry sector. As such, these resources should be protected from incompatible development. Major extractive industry activities are currently in operation at Waitara Quarry by Queensland Rail, which largely produces ballast for coal rail lines.

The Shire is a large producer of cattle and cattle products, producing a number of store, fat and stud cattle. Nebo Shire also has its own cattle sale yards where much of the Shire's prime livestock is sold. The grain industry is currently a comparatively minor part of the Shire economy, with sugar cane cultivation now becoming more established in the eastern part of the Shire.

Council recognises that tourism provides an opportunity to strengthen the economic development of the Shire and its future. The current tourism focus of the Shire centres on Lake Elphinstone, Mt Britton gold mining area and the Great Walks trail.

- (6) **Good Quality Agricultural Land (GQAL), and other rural lands capable of supporting primary production activities, are protected as a significant economic resource.**
- (7) **Necessary infrastructure, which is protected from incompatible development, is provided in a timely and cost effective manner to support the ongoing development and future establishment of beef production, agricultural farming and coal mining uses to ensure continued economic development within the Shire.**
- (8) **Commercial and industrial uses are established in appropriate locations in the urban locality, with a primary focus on Nebo, to expand the economic base of the Shire and provide new employment opportunities.**
- (9) **A range of tourism activities occur in appropriate locations in the Shire to expand the economic base of the Shire and provide new employment opportunities, including tourism-based enterprises at Lake Elphinstone and Mt Britton.**

- (10) **The urban locality of Nebo is enhanced as the primary administrative, commercial, industrial and service centre for the Shire.**
- (11) **The urban locality of Glenden provides a range of economic activities to support their resident and catchment populations, as well as tourists and visitors to the Shire.**

2.2.3 Cultural, Economic, Physical and Social Well Being of People and Communities

Nebo Shire has a rich cultural heritage, both indigenous and European, having been settled originally as a gold mining and pastoral district. The Commonwealth Register of the National Estate recognises this rich history by listing the Nebo Hotel. This Hotel is an unusually intact example of a country hotel of the 1880's and is on the site of an 1860's hotel that was the foundation building for the town of Nebo. It stands today as an icon of the Shire and a focal point of the Nebo Township.

All townships in the Shire and Coppabella are now playing an important role as an accommodation base for workers in the coal mining industry, with an active approach by Council for requiring new workers camps to be located within or adjoining the urban localities or within Coppabella. Nebo in particular is within easy road access to the regional centre of Mackay for higher shopping and services and to coastal tourist areas for recreation.

The resident population of the Shire is around 2,500 people. Grazing, agriculture and coal mining are the major employment sectors for residents of the Shire.

The urban localities of Nebo and Glenden have standard urban infrastructure and are the primary urban focal points of the Shire, albeit with differing functions. Nebo is the main administrative civic and educational focus of the Shire, whilst Glenden is the primary residential accommodation area for the coal mining industry.

Primary schooling is available in both urban localities and Coppabella, while secondary schooling is only available in Glenden. Tertiary education facilities, together with hospital and higher order medical facilities are accessed in Mackay.

Other community facilities provided in the Shire include: various rural fire brigade and SES facilities; community halls; bowling greens; swimming pools; rodeo ground in Nebo; and other support recreational facilities in various towns.

- (12) **The standards of the built environment respond appropriately to the inland climate, the individual character and identity of the different townships, and the health, safety, well-being and amenity of the community.**
- (13) **The values of areas or places of cultural heritage significance are protected, maintained and enhanced.**
- (14) **The community has access to adequate public open spaces and cultural, recreational and social facilities and activities.**
- (15) **The character and individual identity of each township, evident in the style of buildings, landscaping and natural features is maintained.**
- (16) **The urban localities accommodate a range of uses, new coal mining workers camps, associated services and residential types and lot sizes to reflect community needs. Isolated workers camps, that is not within or adjoining the urban localities or Coppabella, are not envisaged within the Shire unless located adjacent to mines in locations not able to be conveniently serviced by accommodation within an urban locality or within Coppabella.**
- (17) **Rural residential style development is located within the Nebo urban area, in close proximity to support infrastructural services.**

- (18) The provision, and safe operation of necessary infrastructure, including water and sewerage systems, roads, electricity supply network and transmission grid, telecommunications system, cane tramways and rail networks, in accordance with the differing needs of the urban and rural localities of the Shire.**
- (19) The safety of the communities is maintained by ensuring development does not occur in areas prone to bushfire, flood and/or landslide.**

PART 3 – ASSESSMENT CATEGORIES FOR DEVELOPMENT

3.1 ASSESSMENT CATEGORIES AND APPLICABLE CODES

3.1.1 Assessment categories

The assessment categories for development in each zone are identified in Tables 3-1 and 3-2 as follows:

- (1) Table 3-1 - making a material change of use for a defined use or use class; or
- (2) Table 3-2 - other types of development including:
 - (a) placing an advertising device on premises;
 - (b) reconfiguring a lot;
 - (c) carrying out operational work for reconfiguring a lot if reconfiguring is assessable development;
 - (d) carrying out operational works for excavating or filling, not associated with reconfiguring a lot or making a material change of use (where extent of cut exceeds 100 cubic metres or extent of fill exceeds 500 cubic metres).

3.1.2 Applicable codes

The applicable codes for self-assessable development and code assessable development in each zone are identified in Tables 3-1 and 3-2

TABLE 3-1

ASSESSMENT LEVELS & APPLICABLE CODES FOR A MATERIAL CHANGE OF USE FOR A DEFINED USE OR USE CLASS

DEFINED USE OR USE CLASS		ZONE								APPLICABLE CODES ^o						
		Rural	Residential	Higher Density Residential	Rural Residential	Commercial	Industrial	Urban Expansion	Community Purposes	Open Space and Recreation	Locality Code	Use Code	Use Class Code	Filling and Excavation Code	Vehicle Parking and Movement Code	Infrastructure Services Code
E	Exempt															
S	Self-assessable															
C	Code assessable															
I	Impact assessable (consistent use) ¹															
I	Impact Assessable (inconsistent use)															
Defined Use																
RESIDENTIAL USES																
Accommodation Units				C ⁴							L	A			A	
Bed & Breakfast Accommodation		C	I	I	C						L	A			A	
Caravan Park		I							C ⁵	C ²						
Dependant Person Accommodation		S	S	S	S						L					
Dwelling House		S	S ^{6,7}	C	S						L	A				
Home Based Business		C	C	I	C						L	A			A	
Home Occupation		S	S	S	S						L ¹	A				
Multiple Dwelling Units		I	I ⁸	C ⁴							L	A			A	
Oversized Shed(s)		E			E	E	E	E	E	E						
Retirement Housing		I	C	C							L	A		A	A	A
Temporary Worker's Accommodation		S					I ⁹				L	A		A	A	A
Tourist Accommodation		I	I	I												
Works Camp		I														
RURAL USES																
Agriculture		E						E								
Aquaculture		I														
Animal Husbandry		E						E								
Forestry Plantation		I														
Intensive Animal Husbandry		I														
Kennels		I														
Produce Sales		E						E								
Rural Business		I														
Stable		E														
Stock Saleyard		I														
COMMERCIAL USES																
Car Park						C	I				L		A	A	A	A
Hardware Shop						C	C				L		A	A	A	A
Health Care Centre						C					L		A	A	A	A
Heavy Vehicle Parking		E			E	E	E	E	E	E			A	A	A	A
Indoor Recreation & Entertainment						C					L		A	A	A	A
Licensed Premises						C					L		A	A	A	A
Office Building						C	I				L		A	A	A	A
Outdoor Sales Premises						C	C				L		A	A	A	A
Plant Nursery		I														
Restaurant						C					L		A	A	A	A
Service Station		I				C	C				L		A	A	A	A
Shop/Shopping Centre						C					L		A	A	A	A
Veterinary Centre						C					L		A	A	A	A
INDUSTRIAL USES																
Building or Landscape Supplies		I					I									
Extractive Industry		I														
General Industry							C				L		A	A	A	A
Junk Yard																
Light Industry							C				L		A	A	A	A
Motor Vehicle Workshop							C				L		A	A	A	A
Noxious or Hazardous Industry											L		A	A	A	A
Rural Industry		C					C				L		A	A	A	A
Warehouse							C				L		A	A	A	A
COMMUNITY USES																
Community Facilities								C	I ³		L		A	A	A	A
Conservation Area		E	E	E	E	E	E	E	E	E						
Local Utility		E	E	E	E	E	E	E	E	E						
Major Utility		I														
Special Purpose																
Sport and Recreation								C	C		L		A	A	A	A
OTHER USES (not defined)																
All other uses																

^o Applicable codes apply to self-assessable and code assessable development. The planning scheme as a whole applies for impact assessable development, in accordance with section 3.5.5 of the *Integrated Planning Act 1997*.

¹ This code is applicable only to code assessable development, and not to self-assessable development.

² Impact assessable and inconsistent use on lots less than 4ha. Otherwise, exempt development and consistent use.

³ Except a community facility comprising an area or facility of historical or cultural significance, or comprising a local park, playground or public walkway/cycleway, which are exempt development.

⁴ Density of 1 dwelling unit per 300 square metres or less ⁵ Density greater than 1 dwelling unit per 300 square metres

⁶ Density of 1 dwelling unit per 450 square metres or less ⁷ Density greater than 1 dwelling unit per 450 square metres

⁸ Code Assessable if located within the Urban Locality, otherwise Impact Assessable

⁹ Where not adjoining any existing or potential residential areas ¹⁰ Where adjoining existing or potential residential areas

¹¹ Where on lots greater than 600m² ¹² Where on lots less than 600m²

¹³ Code Assessable if located within the Mount Britton Locality and only with regard to terms (f)-(j) as stated in the definition of 'Community Facilities', otherwise Impact Assessable.

TABLE 3-2

ASSESSMENT CATEGORIES AND APPLICABLE CODES – OTHER TYPES OF DEVELOPMENT

TYPE OF DEVELOPMENT	ZONE									APPLICABLE CODES ^o				
	Rural	Residential	Higher Density Residential	Rural Residential	Commercial	Industrial	Urban Expansion	Community Purposes	Open Space and Recreation	Locality Code	Infrastructure Services Code	Filling and Excavation Code	Reconfiguring a Lot Code	Advertising Devices Code
Type of Development														
Placing an advertising device on premises														
A Footpath Sign	S	S	S	S	S	S	S	S	S					A
A Real Estate or An Election Sign	E	E	E	E	E	E	E	E	E					
All Other Signs	C	C	C	C	C	C	C	C	C	L				A
Reconfiguring a lot ⁷	C	C	C	C	C	C	C	C	C	L	A	A	A	
Carrying out operational work for reconfiguring a lot if reconfiguring is assessable development	C	C	C	C	C	C	C	C	C			A		
Carrying out operational work for excavating or filling, not associated with reconfiguring a lot or making a material change of use (where extent of cut exceeds 100 cubic metres or extent of fill exceeds 500 cubic metres)	C	C	C	C	C	C	C	C	C			A		
Other Operational Works except as listed below:	C	C	C	C	C	C	C	C	C	L				
1. Private driveways and pathways in the Rural, Rural Residential and Residential zones, other than within a road reserve														
2. Gravel, formed or unformed accesses within the Rural Locality, other than within a road reserve.														
3. Stormwater drainage works within the Rural Locality, other than within the road reserve or for Council infrastructure.														
4. Underground stormwater drainage works within Residential zone, other than within the road reserve or for Council infrastructure.														
5. Underground stormwater drainage works within a road reserve comprising only the connection of stormwater drainage from a dwelling house to existing kerb adaptors.														
6. Landscaping works (not identified as building works) within the Rural or Rural Residential zones, other than within a road reserve.														

Key for Tables 3-1 and 3-2

E Exempt	A The code is applicable	C Code assessable	I Impact Assessable (inconsistent use) ¹
S Self-assessable	L The code for the locality is applicable	I Impact assessable (consistent use) ¹	

^o Applicable codes apply to self-assessable and code assessable development. The planning scheme as a whole applies for impact assessable development, in accordance with section 3.5.5 of the *Integrated Planning Act 1997*.

¹ refers to consistent uses and inconsistent uses for the Urban Localities Code and for the Rural Locality Code.

⁷ Under the IPA, (schedule 8, Part 3) reconfiguring a lot is exempt and cannot be made self assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, or for a building format plan that does not subdivide land in relation to the *Acquisition of Land Act 1967*.

PART 4 – LOCALITY CODES

4.1 URBAN⁸ LOCALITY CODE

4.1.1 Provisions of the Urban Locality Code

The following provisions comprise the Urban Locality Code:

- (a) Compliance with the Urban Locality Code (section 4.1.2);
- (b) Overall outcomes and purpose of the Urban Locality Code (section 4.1.3);
- (c) Consistent uses in the Urban Locality (section 4.1.4);
- (d) Inconsistent uses in the Urban Locality (section 4.1.5);
- (e) Effects of Uses and Works in the Urban Locality (section 4.1.6); and
- (f) Uses in the Vicinity of Nebo Airstrip or a Transport Corridor in the Urban Locality (section 4.1.7).

4.1.2 Compliance with the Urban Locality Code

Development that is consistent with the specific outcomes in sections 4.1.4 to 4.1.7 complies with the Urban Locality Code.

4.1.3 Overall Outcomes and Purpose of the Urban Locality Code

4.1.3.1 The overall outcomes are the purpose of the Urban Locality Code.

4.1.3.2 The overall outcomes sought by the Urban Locality Code are the following:

Function

- (a) The Nebo Urban Locality is the primary focus for administrative, civic, cultural, commercial and industrial activities in the Shire;
- (b) The Glenden Urban Locality is the primary focus for higher order educational activities in the Shire;
- (c) The Urban Localities, and in particular Nebo, support tourism activities in the Shire;
- (d) The Urban Locality of Glenden provides a range of smaller scale, complementary uses and services to the local and surrounding community;
- (e) Urban Localities accommodate population, mining workers accommodation and rural residential growth in the Shire, to the exclusion of the Rural Locality;

Consolidation of Urban Uses

- (f) Commercial, industrial and residential uses are consolidated in, and do not extend beyond the boundary of, an Urban Locality;
- (g) Each Urban Locality has focus areas for necessary industrial, commercial and/or for community activity;
- (h) Residential uses within an Urban Locality are effectively separated and, where necessary, physically buffered from uses and works located within an adjoining Rural Locality;

Uses and Works

- (i) A range of compatible uses and works occur within an Urban Locality, consistent with its function and with the needs of the local and surrounding community (sections 4.1.4 to 4.1.6);

⁸ The urban localities in the Shire are: Nebo and Glenden, as defined on Zoning Maps 5 and 6.

Transport Corridors

- (j) Uses sensitive to noise do not adversely affect the function of the rail corridor, Nebo Airstrip, or any major road (i.e. existing/proposed Arterial Road or Sub-Arterial Road shown on Map 2 – Shire Strategy Map) (section 4.1.7); and

Infrastructure

- (k) Uses are serviced by a high standard of infrastructure, and uses and works are located, designed and managed to maximize the efficient extension and safe operation of infrastructure.

4.1.4 Consistent Uses in the Urban Locality

4.1.4.1 Specific Outcomes

- (a) Consistent uses within the Urban Locality are consistent uses within the applicable zone;
- (b) Uses and works are of a type and scale appropriate to the Urban Locality and other associated uses and works.

4.1.5 Inconsistent Uses in the Urban Locality

4.1.5.1 Specific Outcomes

- (a) Inconsistent uses within the Urban Locality are consistent uses within the applicable zone.

4.1.6 Effects of Uses and Works in the Urban Locality

4.1.6.1 Specific outcomes

For section 4.1.3.2 (j) the specific outcomes sought for the effects of uses and works in the Urban Locality are that uses and works are located, designed and managed to:

- (a) be compatible with other uses and works;
- (b) maintain or enhance aspects of the character of the area, including style, proportion, colours and materials of buildings, local character, landmark features and views to the rural landscape;
- (c) have safe and practical vehicular access and car parking;
- (d) maintain or enhance the prevailing amenity;
- (e) maintain or enhance the safety of people and works; and
- (f) avoid significant adverse effects on the natural and cultural heritage values of the environment, including acoustic and visual qualities.

4.1.7 Uses in the Vicinity of Nebo Airstrip or a Transport Corridor in the Urban Locality

4.1.7.1 Specific outcome and probable solution

For section 4.1.3.2(k), the specific outcome sought for uses in the vicinity of a transport corridor in the Urban Locality is included in column 1 of Table 4-1, and probable solutions are included in column 2 of Table 4-1.

TABLE 4-1

SPECIFIC OUTCOMES AND PROBABLE/ACCEPTABLE SOLUTIONS FOR USES IN THE VICINITY OF NEBO AIRSTRIP OR A TRANSPORT CORRIDOR IN THE URBAN LOCALITY

Column 1 Specific Outcome	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
O1 A use sensitive to noise is located or designed to reduce infiltration of noise. Uses sensitive to noise include, but are not necessarily limited to, residential uses and community facilities.	S1.1* A use sensitive to noise is located more than 80 metres from the rail corridor ⁹ .
	S1.2* A use sensitive to noise is located more than 20 metres from existing or proposed arterial and sub-arterial roads in the Shire ¹⁰ .
	S1.3* A use sensitive to noise is located more than 100 metres from Nebo Airstrip.

TABLE 4-1(A)

SPECIFIC OUTCOMES AND PROBABLE/ACCEPTABLE SOLUTIONS FOR THE URBAN LOCALITY CODE

Column 1 Specific Outcome	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
O1 Nebo and Glenden are the primary focus for commercial and industrial land uses.	S1.1 No probable solution specified.
O2 Tourist development sites provide a range of services needed by the tourist population likely to be generated by the development on the site.	S2.1 No probable solution specified.
O3 Nebo and Glenden are the primary focus for administrative, civic, cultural and higher order educational activities.	S3.1 No probable solution specified.
O4 The Urban Localities provide a range of land uses and services to meet the needs of both the local and the surrounding localities.	S4.1 No probable solution specified.
O5 Urban form minimises impacts on the rural, economic, environmental and landscape values.	S5.1 No probable solution specified.

⁹ The rail corridor in the Shire is as defined on Map 2 – Shire Strategy Map.

¹⁰ The existing and proposed arterial and sub-arterial roads in the Shire are as defined on Map 2 – Shire Strategy Map.

Column 1 Specific Outcome	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
O6 Urban uses and works are consolidated within the Urban Localities.	S6.1 No probable solution specified.
O7 Commercial, industrial and community uses are consolidated within the specific zoned area.	S7.1 No probable solution specified.
O8 Uses and works are consistent ¹¹ with the intent of the zone in which they are located, as set out in Schedule 4-1(A)	S8.1 Uses that are inconsistent uses ¹¹ within a zone are not located within that zone.
O9 Incompatible uses and works are effectively separated to avoid land use conflicts.	S9.1 No probable solution specified.
O10 The safety of residents and property from the effects of natural and other hazards is maximised.	S10.1 Uses, works and lots are not located in an overland flow path. AND S10.2 Uses, works and lots are not located on or below land having a gradient generally steeper than 15%. AND S10.3 Noxious and/or hazardous uses and works are not located within the Urban Localities.

¹¹ Consistent and inconsistent uses are identified for each zone in Table 3-1.

SCHEDULE 4-1(A)

INTENT OF ZONES WITHIN THE URBAN LOCALITIES

Zone	Intent of Zone
Residential	To accommodate a range of compatible dwelling and accommodation forms in a high quality, safe and amenable living environment.
Higher Density Residential	It intended for development and use for higher density residential purposes and is intended to provide for development for a range of multi-unit dwellings.
Urban Expansion	To ensure land required for future urban expansion beyond the life of the planning scheme is not prematurely developed for such purposes, and is protected from intrusion or encroachment by uses or development that would restrict or be incompatible with such future expansion.
Rural Residential	To accommodate limited and low density residential development in a manner that is consistent with the intent with and does not undermine the intent of the Rural zone and is located within an Urban Locality.
Commercial	To accommodate a range of compatible commercial uses to service the needs of the Shire community, visitors and where appropriate, a wider catchment population, in an accessible, attractive, safe and amenable environment that provides employment and contributes to the Shire's economy.
Industrial	To accommodate a range of industrial activities that service the needs of the Shire population, provide employment and contribute to the economy, in locations and in a manner that minimises harm to the natural, visual and social environment and amenity of the Shire.
Community Purposes	To accommodate a range of community uses to service the needs of the community and to promote social interaction in locations and a manner that minimises harm to the natural, visual and social environment and amenity of the Shire.
Open Space & Recreation	To ensure the protection and conservation of significant natural and landscape features from encroachment by incompatible development and to accommodate the active and passive recreation and social interaction needs of the community and visitors.

4.2 RURAL LOCALITY CODE

4.2.1 Provisions of the Rural Locality Code

The following provisions comprise the Rural Locality Code:

- (a) Compliance with the Rural Locality Code (section 4.2.2);
- (b) Overall outcomes and purpose of the Rural Locality Code (section 4.2.3);
- (c) Consistent uses in the Rural Locality (section 4.2.4);
- (d) Inconsistent uses in the Rural Locality (section 4.2.5);
- (e) Uses or Works in the Vicinity of a Watercourse (section 4.2.6);
- (f) Uses or Development on or Adjoining Good Quality Agricultural Land or land used for or capable of use for primary production activities (section 4.2.7);
- (g) Residential Use in the Vicinity of Extractive Industry, Industrial Uses, Agriculture or Animal Husbandry, Sewerage Treatment Plant, Waterway/Creek or Intensive Animal husbandry (section 4.2.8);
- (h) Services to Residential Uses in the Rural Locality (section 4.2.9);
- (i) Uses in the Vicinity of a Transport Corridor in the Rural Locality (section 4.2.10);
- (j) Effects of Uses and Works in the Rural Locality (section 4.2.11);
- (k) Uses or Works in Areas of High or Medium Bushfire Hazard (section 4.2.12); and
- (l) Uses or Works in Areas subject to Landslide Hazard (section 4.2.13).

4.2.2 Compliance with the Rural Locality Code

Development that is consistent with the specific outcomes in sections 4.2.4 to 4.2.13, complies with the Rural Locality Code.

4.2.3 Overall Outcomes and Purpose of the Rural Locality Code

4.2.3.1 The overall outcomes are the purpose of the Rural Locality Code.

4.2.3.2 The overall outcomes sought by the Rural Locality Code are the following:

Function

- (a) Rural areas accommodate a range of traditional, new and emerging agricultural and primary industry activities together with areas of natural and/or landscape significance;
- (b) Primary industry activities and the operation of associated infrastructure are not restricted in any way as a consequence of incompatible development.
- (c) The Lake Elphinstone and Mt Britton areas maintain their established existing character and values and accommodate tourism facilities and activities appropriate to, and consistent with, such character and values;

Conservation

- (d) The values of areas with significant natural features, such as areas of remnant vegetation, vegetation corridors, creeks and associated riparian zones, are conserved;
- (e) Significant landscape values are protected, especially from encroachment by development incompatible with the protection of such landscape values;
- (f) Development minimises environmental harm, in particular disturbance to significant vegetation and environmentally sensitive areas such as watercourses (section 4.2.6);

Agricultural Land

- (g) Good Quality Agricultural Land is protected from incompatible development that could lead to its alienation, fragmentation and/or diminished productivity, and that could adversely affect the viability and future sustainability of agricultural activities on the land (section 4.2.7);
- (h) Infrastructure and uses associated with agricultural and other primary production activities, including haul roads, sidings and level crossings are protected from incompatible uses;

Residential Uses

- (i) Residential uses, only where they cannot be practically located in an Urban Locality, are located, designed and operated so as not to adversely affect or restrict the operation of rural uses and associated buildings, structures and/or infrastructure. In such cases, their location should desirably be adjacent to an Urban Locality (section 4.2.8);
- (j) Residential uses are serviced by an individual potable water supply, on-site sewerage, electricity, telephone, and practical road access to an acceptable standard (section 4.2.9);
- (k) Any further residential development adjacent to Coppabella, along the Peak Downs Highway, is not consistent with the Rural Localities overall outcomes.
- (l) Any further residential development within Coppabella is consistent with the Rural Localities overall outcomes.

Commercial, Industrial and Community Uses

- (m) Commercial, industrial and community uses are located in the Rural Locality only if they cannot be practically located in an Urban Locality due to their nature, scale, effects or necessary relationship to a particular rural feature, natural resource, item of infrastructure or activity;

Extractive Resources

- (n) Extractive industry and coal mining operations, with associated haul routes, are effectively separated from, and protected from encroachment by, any sensitive uses, in particular residential uses (section 4.2.8);

Aviation Facilities

- (o) The function of Nebo Airstrip is maintained;

Transport Corridor

- (p) Uses sensitive to noise do not adversely affect a rail corridor, or any major road (i.e. existing/proposed Arterial Road or Sub-Arterial Road shown on Map 2 – Shire Strategy Map);

Infrastructure

- (q) Uses are serviced by infrastructure of an adequate and appropriate standard, and uses and works are located, designed and managed to maximize the efficient extension and safe operation of infrastructure;

Uses and Works

- (r) Uses and works are compatible and complementary with other uses and works, and meet the needs of the local community (sections 4.2.4 to 4.2.11); and

Flood, Bushfire and Landslide

- (s) Uses and works minimise the potential adverse impacts of flood, bushfire and landslide on people, property, economic activity and the environment (section 4.2.12 and 4.2.13).

4.2.4 Consistent Uses in the Rural Locality

4.2.4.1 Specific Outcomes

- (a) Consistent uses within the Rural Locality are consistent uses within the applicable zone;
- (b) Uses and works are of a type and scale appropriate to the Rural Locality and other associated uses and works.

4.2.5 Inconsistent Uses in the Rural Locality

4.2.5.1 Specific Outcome

- (a) Inconsistent uses within the Rural Locality are consistent uses within the applicable zone.

4.2.6 Uses or Works in the Vicinity of a Watercourse

4.2.6.1 Specific outcome

For section 4.2.3.2 (f), a specific outcome for development in the vicinity of a watercourse is that any loss, disturbance or fragmentation of vegetation associated with the banks of watercourses is minimised.

4.2.6.2 Probable Solution

For the specific outcome for section 4.2.3.2 (f) mentioned in section 4.2.6.1, the probable solution is that development is located more than 50 metres from the top of the bank of the watercourse, and riparian vegetation within the 50m distance is maintained in its natural state.

4.2.7 Uses or Development on or Adjoining Good Quality Agricultural Land or Land Used for, or Capable of Use for, Primary Production Activities

4.2.7.1 Specific Outcome and Probable/Acceptable Solutions

For section 4.2.3.2(g), the specific outcome and probable/acceptable solutions sought for development on or adjoining areas either identified as Good Quality Agricultural Land on Map 3 – Good Quality Agricultural Land, on other land identified¹² as Good Quality Agricultural Land or on land used for, or capable of use for, primary production activities, are included in Table 4-2.

¹² The *State Planning Policy 1/92: Development and the Conservation of Good Quality Agricultural Land* and supporting guidelines provide guidance in relation to appropriate buffering of adjoining uses, and the identification of Good Quality Agricultural Land.

TABLE 4-2

SPECIFIC OUTCOMES AND PROBABLE/ACCEPTABLE SOLUTIONS FOR USES OR DEVELOPMENT ON OR ADJOINING GOOD QUALITY AGRICULTURAL LAND OR LAND USED, OR CAPABLE OF USE FOR, PRIMARY PRODUCTION ACTIVITIES

Column 1 Specific Outcome	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
O1 Development on or adjoining Good Quality Agricultural Land, or land used, or capable of use for, primary production activities, does not lead to its fragmentation, alienation or diminished productivity.	<p>S1.1 Development is for a rural use. OR</p> <p>S1.2 There is an overriding need for the development in terms of public benefit, and no other site is suitable. OR</p> <p>S1.3 If reconfiguring a lot, the number of lots is not increased and no Good Quality Agricultural Land is alienated.</p>

4.2.8 Residential Use in the Vicinity of Extractive Industry, Industrial Uses, Agriculture, Animal Husbandry, Sewerage Treatment Plant, Waterway/Creek or Intensive Animal Husbandry

4.2.8.1 Specific Outcome and Probable/Acceptable Solutions

For section 4.2.3.2(i), the specific outcome sought for development comprising a residential use in the vicinity of extractive industry (shown on Map 2 – Shire Strategy Map), industrial uses, agriculture, animal husbandry, sewerage treatment plant, intensive animal husbandry, special purpose or associated infrastructure, including haul roads, is included in column 1 of Table 4-3, and probable/acceptable solutions in column 2 of Table 4-3.

TABLE 4-3

SPECIFIC OUTCOMES AND PROBABLE/ACCEPTABLE SOLUTIONS FOR A RESIDENTIAL USE IN THE VICINITY OF EXTRACTIVE INDUSTRY, INDUSTRIAL USES, AGRICULTURE, ANIMAL HUSBANDRY, SEWERAGE TREATMENT PLANT, WATERWAY/CREEK OR INTENSIVE ANIMAL HUSBANDRY

Column 1 Specific Outcome	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
O1 A residential use does not adversely affect or restrict the ongoing operations of extractive industry, industrial uses, agriculture, animal husbandry, intensive animal husbandry, special purpose or associated infrastructure, including haul roads.	<p>S1.1 A residential use or lot is not located within:</p> <ul style="list-style-type: none"> (a)* 1000 metres of an extractive industry involving blasting, or 500 metres otherwise¹³; (b)* 300 metres of an agriculture use, or 40 metres with effective vegetated and noise buffers¹⁴; (c)* 200 metres of an industrial use or land included in the industrial zone¹⁵; (d)* 500 metres from a sewerage treatment plant; AND (e) 2000 metres from an intensive animal

¹³ Extractive industry sites in the Shire showing a 500m buffer are as defined on Map 2 – Shire Strategy Map.

¹⁴ The *State Planning Policy 1/92: Development and the Conservation of Good Quality Agricultural Land* and supporting guidelines provide guidance in relation to appropriate buffering of adjoining uses, and the identification of Good Quality Agricultural Land. For the purposes of implementation of this acceptable solution, GQAL is as defined on Map 3.

¹⁵ Land included in the Industrial Zone is defined on Zoning Maps 5, 6 & 7.

Column 1 Specific Outcome	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
	husbandry use.

4.2.9 Services to Residential Uses in the Rural Locality

4.2.9.1 Specific Outcome and Probable/Acceptable Solutions

For section 4.2.3.2(j), the specific outcome sought for services to development for a residential use is included in column 1 of Table 4-4, and probable/acceptable solutions in column 2 of Table 4-4.

TABLE 4-4

SPECIFIC OUTCOMES AND PROBABLE/ACCEPTABLE SOLUTIONS FOR SERVICES TO RESIDENTIAL USES IN THE RURAL LOCALITY

Column 1 Specific Outcome	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
O1 Residential uses are provided with an independent potable water supply that is reliable, and of sufficient capacity to ensure a continuous supply at all times, having regard to the capacity population of the use.	<p>S1.1 Provision of a reticulated town water supply; OR</p> <p>S1.2 Provision of an on-site bore water supply such that:</p> <ul style="list-style-type: none"> a) a minimum pumping capacity of 0.3 l/s/ET (litres/second/equivalent tenement) is demonstrated by an independently conducted six-hour pump test; and b) the supply is demonstrated by an independent laboratory assessment to be potable and healthy; <p>OR</p> <p>S1.3 Provision of on-site rainwater storage tanks, together with associated plumbing, of sufficient capacity to ensure an adequate supply at all times, having regard to local rainfall data, roof collection area and consumption at capacity population.</p>
O2 Residential uses are provided with independent electricity and telephone services.	S2.1 Dwelling or accommodation units are connected to the electricity and telephone infrastructure provided by Ergon Energy and Telstra, respectively.
O3 Residential uses have safe, all-weather, flood-free vehicle access.	<p>S3.1 Residential uses have direct access, in a safe location having regard to the available sight lines and speed environment, from a local government or a state-controlled road; AND</p> <p>S3.2 Internal access is sealed, or to a gravel standard up to a maximum gradient of 10%.</p>

4.2.10 Uses in the Vicinity of a Transport Corridor in the Rural Locality

4.2.10.1 Specific outcome and probable/acceptable solutions

For section 4.2.3.2 (n), the specific outcome sought for a use in the vicinity of a transport corridor in the Rural Locality is included in column 1 of Table 4-5, and a probable solution in column 2 of Table 4-5.

TABLE 4-5

SPECIFIC OUTCOME AND PROBABLE/ACCEPTABLE SOLUTIONS FOR USES IN THE VICINITY OF A TRANSPORT CORRIDOR IN THE RURAL LOCALITY

Column 1 Specific Outcome	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
O1 A use sensitive to noise is located or designed to reduce infiltration of noise. Uses sensitive to noise include, but are not limited to, residential uses and community facilities.	<p>S1.1 A use sensitive to noise is located more than 100 metres from the rail corridor¹⁶.</p> <p>S1.2 A use sensitive to noise is located more than 20 metres from existing or proposed arterial and sub-arterial roads in the Shire¹⁷, or approved haul roads.</p>

4.2.11 Effects of Use and Works in the Rural Locality

4.2.11.1 Specific outcomes

For section 4.1.3.2 (p) the specific outcomes sought for the effects of uses and works in the Rural Locality are that uses and works are located, designed and managed to:

- (a) be compatible with other uses and works;
- (b) maintain aspects of the character of the area, including style, proportion, colours and materials of buildings, local character, landmark features and views to the rural landscape;
- (c) have safe and practical vehicular access and car parking;
- (d) maintain the prevailing amenity;
- (e) maintain the safety of people and works; and
- (f) avoid significant adverse effects on the natural and cultural heritage values of the environment, including acoustic and visual qualities.

4.2.12 Uses or Works in Areas of High or Medium Bushfire Hazard

4.2.12.1 Specific outcomes and probable/acceptable solutions

For section 4.2.3.2 (q) the specific outcomes sought for a use, works or lot/s in areas of high or medium bushfire hazard in the Rural Locality as shown on Map 4 are included in column 1 of Table 4-6, and probable/acceptable solutions in column 2 of Table 4-6.

¹⁶ The rail corridor in the Shire is as defined on Map 2a – Shire Strategy Map.

¹⁷ The existing and proposed arterial and sub-arterial roads in the Shire are as defined on Map 2b – Shire Strategy Map.

TABLE 4-6

SPECIFIC OUTCOMES AND PROBABLE/ACCEPTABLE SOLUTIONS FOR USES OR WORKS IN AREAS OF HIGH OR MEDIUM BUSHFIRE HAZARD

Column 1 Specific Outcomes	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
<p>O1 Development maintains the safety of property by:</p> <ul style="list-style-type: none"> (a) Not being located in areas of High or Medium Bushfire Hazard; or (b) Mitigating the risk through: <ul style="list-style-type: none"> i. lot design and the siting of buildings; ii. including firebreaks that provide adequate setbacks between buildings and structures and hazardous vegetation; and access for fire-fighting/other emergency vehicles; iii. providing adequate road access for fire fighting/other emergency vehicles and safe evacuation; and iv. providing an adequate and accessible water supply for fire-fighting purposes. 	<p>S1.1 Development located on land that is not subject to High or Medium bushfire hazard.</p> <p>OR</p> <p>S1.2 Buildings and structures:</p> <ul style="list-style-type: none"> (a) are sited in locations of lowest hazard within the lot; (b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greatest; (c) are a minimum of 10 metres from any retained vegetation strips or small areas of vegetation; and (d) are sited so that building elements least susceptible to fire are sited closest to the bushfire hazard. <p>AND</p> <p>S1.3 For uses involving new or existing buildings with a gross floor area greater than 50 m², each lot has:</p> <ul style="list-style-type: none"> (a) a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litre/second at 200kPa); or (b) a readily accessible on-site water storage of not less than 25,000 litres (e.g. dam, tank with fire brigade fittings or swimming pool). <p>AND</p> <p>S1.4 a) Uses and lots for residential uses are designed so that their size and shape allow for efficient emergency access to buildings for fire-fighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings).</p> <p>AND</p> <p>S1.5 Firebreaks are provided by:</p> <ul style="list-style-type: none"> (a) a perimeter road that separates lots from areas of bushfire hazard, and that road has: <ul style="list-style-type: none"> i. a minimum cleared width of 20 metres; and ii. a constructed road of an all-weather standard. <p>OR</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
	<p>(b) fire maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the trails:</p> <ol style="list-style-type: none"> i. Have a minimum cleared width of 6 metres; and ii. Have a formed width and gradient, and erosion control devices; and iii. Have vehicular access at each end; and iv. Provide passing bays and turning points for fire-fighting appliances; and v. Are either located on public land, or within an access easement that is granted in favour of the local government and QFRS. <p>AND</p> <p>(c) Sufficient cleared breaks of 6 metres minimum width are available in retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</p> <p>AND</p> <p>S1.6 Roads are designed and constructed in accordance with applicable local government and State government standards and:</p> <ol style="list-style-type: none"> (a) Have a maximum gradient of 12.5%; and (b) Exclude culs-de-sac, except where a perimeter road isolates the use works or lot from hazardous vegetation or the culs-de-sac are provided with an alternative access linking the cul-de-sac with other through roads. <p>AND</p> <p>S1.7 If in a High Bushfire Hazard Area, a use, work or lot complies with a Bushfire Management Plan (except for an existing dwelling house on an existing lot).</p>
<p>O2 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>S2.1 A Use, work or lot complies with a Bushfire Management Plan.</p>

4.2.13 Uses or Works in areas Subject to Landslide Hazard

4.2.13.1 Specific outcome and probable/acceptable solution

For section 4.2.3.2 (q) the specific outcome sought for a use, works or lot/s in areas subject to landslide hazard in the Rural Locality are included in column 1 of Table 4-7, and probable/acceptable solutions in column 2 of Table 4-7.

TABLE 4-7

SPECIFIC OUTCOMES AND PROBABLE/ACCEPTABLE SOLUTIONS FOR USES OR WORKS IN AREAS SUBJECT TO LANDSLIDE HAZARD

Column 1 Specific Outcome	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
O1 The safety of people, property and hazardous materials manufactured or stored in bulk is maintained from the risk of landslide.	S1.1 Uses, works or lots are not on land with a slope gradient greater than 15%. ¹⁸

SCHEDULE 4-2(A)

INTENT OF ZONES WITHIN THE RURAL LOCALITIES

Zone	Intent of Zone
Rural	To protect primary production uses and associated infrastructure, land suitable for a primary production use, natural resources, natural environmental values and natural landscape values from incompatible uses or other development and from fragmentation, alienation or degradation.
Community Purposes	To accommodate a range of community uses to service the needs of the community and to promote social interaction in locations and a manner that minimises harm to the natural, visual and social environment and amenity of the Shire.
Open Space & Recreation	To ensure the protection and conservation of significant natural and landscape features from encroachment by incompatible development and to accommodate the active and passive recreation and social interaction needs of the community and visitors.

¹⁸ Refer Appendix 10 of the *State Planning Policy 1/03 Guideline: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide* to calculate slope from a topographic map.

Schedule 1 Community Infrastructure Designations

Schedule 2 Cultural Heritage Features

The following cultural heritage features are identified in the local government area:

- (a) Dipperu National Park**
- (b) Nebo Hotel**

Schedule 3 Natural Features or Resources

The following natural features or resources are identified in the local government area:

- Homevale National Park
- Homevale Resource Reserve
- Mt Britton
- Lake Elphinstone

PART 5 – USE AND USE CLASS CODES

5.1 ACCOMMODATION UNITS OR MULTIPLE DWELLING CODE

5.1.1 Provisions of the Accommodation Units or Multiple Dwelling Code

The following provisions comprise the Accommodation Units or Multiple Dwelling Code:

- (a) Compliance with the Accommodation Units or Multiple Dwelling Code (section 5.1.2);
- (b) Overall outcomes of the Accommodation Units or Multiple Dwelling Code (section 5.1.3); and
- (c) Specific outcomes and probable solutions for the Accommodation Units or Multiple Dwelling Code (section 5.1.4).

5.1.2 Compliance with the Accommodation Units or Multiple Dwelling Code

Development that is consistent with the specific outcomes in section 5.1.4, complies with the Accommodation Units or Multiple Dwelling Code.

5.1.3 Overall outcomes of the Accommodation Units or Multiple Dwelling Code

- (1) The overall outcomes are the purpose of the Accommodation Units or Multiple Dwelling Code.
- (2) The overall outcomes sought by the Accommodation Unit or Multiple Dwelling Code are that accommodation units or multiple dwellings:
 - (a) are conveniently accessible to a range of community, recreational, emergency and social services; and
 - (b) are located, designed and managed to:
 - (i) be compatible with other uses and works;
 - (ii) maintain aspects of the character of the area, including style of buildings, local character, landmark features and views of the rural landscape;
 - (iii) maintain the prevailing amenity, including through the operation of machinery, light, noise, dust, odour or other physical conditions;
 - (iv) maintain the safety of people and works; and
 - (v) avoid significant adverse effects on the natural and cultural heritage values of the environment.

5.1.4 Specific Outcomes and Probable Solutions of the Accommodation Units or Multiple Dwelling Code

The specific outcomes sought for the Accommodation Units or Multiple Dwelling Code are included in column 1 of Table 5-1, and probable solutions in column 2 of Table 5-1.

TABLE 5-1

SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE ACCOMMODATION UNITS OR MULTIPLE DWELLING CODE

Column 1 Specific Outcomes	Column 2 Probable Solutions
Site Suitability	
<p>O1 The site has the area and dimensions to accommodate:</p> <ul style="list-style-type: none"> a) the siting and construction of buildings; b) the provision of open space; c) vehicle access; and d) vehicle parking. 	<p>S1.1 If a multiple dwelling, the site has a minimum area of 900m² and a width of at least 20 metres when measured along a line 6 metres from and parallel to the road frontage;</p> <p>OR</p> <p>S1.2 If accommodation units, the site has a minimum area of 2,000m² and a road frontage of at least 20 metres.</p>
<p>O2 Accommodation units or multiple dwelling are accessible and do not adversely affect the amenity of the locality.</p>	<p>S2.1 Accommodation units or multiple dwelling are sited:</p> <ul style="list-style-type: none"> a) within 400 metres walking distance of shops, open space or public transport facilities; b) with direct vehicular access to a Collector Street or Sub-Arterial Road and is appropriately buffered from such a road; and c) remote or buffered from any use that is incompatible with a residential use. <p>OR</p> <p>S2.2 If accommodation units are a motel or guest house, the use:</p> <ul style="list-style-type: none"> a) is adjacent to or within 400 metres of an Arterial or Sub-Arterial road; b) has convenient and satisfactory vehicle access; and c) is buffered from any use that is incompatible with a residential use.
Building Height and Setback	
<p>O3 Building is compatible with the prevailing height of buildings in the locality.</p>	<p>S3.1 Building is not more than 2 storeys or 8.5 metres, with higher buildings sited back from the street.</p>
<p>O4 Buildings and associated structures are adequately setback from the street or front boundary of the site to:</p> <ul style="list-style-type: none"> a) protect the streetscape character of the local area; and b) ensure existing and potential built form has no significant loss of amenity for residents on adjoining sites. 	<p>S4.1 Buildings have the following minimum setback from the road frontages:</p> <ul style="list-style-type: none"> a) If in a Urban Locality, 10 metres from a Sub-Arterial/Arterial Road; or 6 metres from any other road; or b) If in a Rural Locality, 20 metres from a Sub-Arterial/Arterial Road or other road.
<p>O5 Buildings and associated structures are adequately setback from side and rear boundaries of the site to:</p>	<p>S5.1 Side and rear setbacks are equal to half the height of the building, and not less than 3 metres.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<ul style="list-style-type: none"> a) provide separation and spacing between buildings; b) reduce bulk and overbearing; c) minimise direct overlooking of the main living areas of adjoining residences; and d) maintain suitable levels of natural ventilation and light penetration to adjacent properties. 	
Building Siting and Design	
O6 Building density is consistent with the desired character of the area.	S6.1 Site cover (including all buildings and structures on the site) of not more than 50%. AND S6.2 Maximum site density of: <ul style="list-style-type: none"> a) if in the Rural Residential Zone, 2 dwelling units per 1 hectare; b) if in the Residential Zone, 1 dwelling unit per 450m²; c) if in the Higher Density Residential Zone, 1 dwelling unit per 300m²; and d) if in the Commercial Zone, 1 dwelling unit per 300m².
O7 Buildings address the street and complement the character of the area.	S7.1 The front elevation of buildings provides the main entrance point. AND S7.2 Building has similar features, materials and roof profiles as other buildings in the surrounding area.
Privacy and Amenity	
O8 Landscaping enhances the appearance of the site from the street and mitigates adverse effects on the surrounding area.	S8.1 Landscaping comprises not less than 30% of the total area of the site, with 50% located in one area in association with on-site recreational facilities.
O9 Private open space: <ul style="list-style-type: none"> a) facilitates active use and meets residents needs; b) provides adequate privacy; c) has some direct sunlight; and d) is conveniently accessible from main living area. 	S9.1 An area of private open space is directly accessible from a habitable room and: <ul style="list-style-type: none"> a) if at ground level, has an area of not less than 35m², with no horizontal dimension of less than 3 metres; and b) if a balcony, verandah or deck has an area of not less than 15m², with no horizontal dimension of less than 2.5 metres.

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>O10 Off-site lighting and noise does not adversely affect local amenity.</p>	<p>S10.1 Illumination levels at a distance of 1.5 metres outside the site do not exceed 8 lux.</p> <p style="text-align: center;">AND</p> <p>S10.2 Noise does not exceed background noise levels plus 10db(A) (where the site adjoins a commercial use, or background noise level plus 5db(A) (where the site adjoins a noise sensitive place).</p>
<p>O11 Noise for indoor and outdoor communal recreation facilities, mechanical plants and associated facilities (including air conditioning equipment) does not adversely affect the amenity of residents on the site.</p>	<p>S11.1 No Probable Solution is prescribed.</p>
<p>O12 On-site facilities meet the needs of visitors and guests.</p>	<p>S12.1 The following facilities are provided:</p> <ul style="list-style-type: none"> • An area of communal interaction; • Laundry and clothes drying facilities; • Storage Areas; • Mailboxes; and • A garbage bin storage area.
Caretaker's Residence	
<p>O13 Caretaker's Residence is ancillary to the main use of the premises on the same site.</p>	<p>S13.1 Caretaker's residence has a gross floor area (inclusive of garage) not exceeding 150m²;</p> <p style="text-align: center;">AND</p> <p>S13.2 Caretaker's residence is not located on a separate lot from the primary use of the site.</p>
<p>O14 Caretaker's Residence has useable and accessible private open space.</p>	<p>S14.1 Caretaker's residence is directly accessible to an area of private open space from a habitable room.</p> <p style="text-align: center;">AND</p> <p>S14.2 Private open space:</p> <ul style="list-style-type: none"> a) If at ground level, has an area of not less than 35m², with no horizontal dimension of less than 3 metres; or b) if a balcony, verandah or deck, has an area of not less than 15m², with no horizontal dimension of less than 2.5 metres. <p style="text-align: center;">AND</p> <p>S14.3 Private open space is screened (if at ground level, by a minimum 1.8 metres high solid fence or wall) or is not visible from other activities on the site.</p>
<p>O15 Caretaker's Residence has an acceptable level of residential amenity.</p>	<p>S15.1 No Probable Solution is prescribed.</p>
<p>O16 Caretaker's Residence has adequate vehicle parking.</p>	<p>S16.1 A minimum of one covered vehicle parking space is provided in or directly adjoining the caretakers residence.</p>

5.2 BED AND BREAKFAST CODE

5.2.1 Provisions of the Bed and Breakfast Accommodation Code

The following provisions comprise the Bed and Breakfast Accommodation Code:

- (a) Compliance with the Bed and Breakfast Accommodation Code (section 5.2.2);
- (b) Overall outcomes of the Bed and Breakfast Accommodation Code (section 5.2.3); and
- (c) Specific outcomes and probable solutions of the Bed and Breakfast Accommodation Code (section 5.2.4).

5.2.2 Compliance with the Bed and Breakfast Accommodation Code

- (1) Development that is consistent with the specific outcomes in section 5.2.4, complies with the Bed and Breakfast Accommodation Code.

5.2.3 Overall Outcomes of the Bed and Breakfast Accommodation Code

- (1) The overall outcomes are the purpose of the Bed and Breakfast Accommodation Code.
- (2) The outcomes sought by the Bed and Breakfast Accommodation Code are that bed and breakfast accommodation:
 - (a) is low-key, small scale and affordable short stay bed and breakfast accommodation;
 - (b) is readily accessible to tourists;
 - (c) is at a standard consistent with tourist needs; and
 - (d) is located, designed and managed to:
 - (i) be compatible with other uses and works;
 - (ii) maintain aspects of the character of the area including style of buildings, local character, landmark features and views of the rural landscape;
 - (iii) maintain the prevailing amenity including through the operation of machinery, light, noise, dust, odour or other physical conditions;
 - (iv) maintain the safety of people and works; and
 - (v) avoid significant adverse effects on the natural and cultural heritage values of the environment.

5.2.4 Specific Outcomes and Probable Solutions of the Bed and Breakfast Accommodation Code

The specific outcomes sought for the Bed and Breakfast Accommodation Code are included in column 1 of Table 5-2, and probable solutions in column 2 of Table 5-2.

TABLE 5-2

SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE BED AND BREAKFAST ACCOMMODATION CODE

Column 1 Specific Outcomes	Column 2 Probable Solutions
Location and Site Suitability	
<p>O1 The site:</p> <ul style="list-style-type: none"> a) is within easy walking distance (or in rural areas, driving distance) of natural features, or other visitor attractions; b) is visible or otherwise in close proximity to transport facilities or routes likely to be used by visitors; and c) has easy, safe and convenient access from the major road network. 	<p>S1.1 The site has frontage to a road that is of a standard of at least:</p> <ul style="list-style-type: none"> a) a formed rural gravel road if in the Rural Locality; or b) a sealed pavement if in the Urban Locality.
<p>O2 The site has sufficient area to accommodate the proposed use and on-site car parking and manoeuvring areas.</p>	<p>S2.1 The site shall have a minimum area of 1,000m² in an Urban Locality or 1Ha in the Rural Locality.</p>
Impact on Rural Activities	
<p>O3 The development does not adversely affect rural activities or production.</p>	<p>S3.1 Guest accommodation is contained within a dwelling house.</p> <p>OR</p> <p>S3.2 Guest accommodation in separate buildings (e.g. cabins) is not located within:</p> <ul style="list-style-type: none"> a) 25 metres from areas where animals are housed; b) 50 metres from where agricultural chemicals are regularly used or stored; or c) 50 metres from where petroleum products are stored.
Temporary Accommodation	
<p>O4 Accommodation is for short-term stay only.</p>	<p>S4.1 If in a Urban Locality, guests stay no more than 4 consecutive nights.</p> <p>OR</p> <p>S4.2 If in a Rural Locality, Guests stay no more than 14 consecutive nights.</p>
Water Supply	
<p>O5 Adequate, safe and reliable water supply to the premises for the use of guests, the preparation of food and for fire fighting purposes.</p>	<p>S5.1 Where not in a water supply area, premises have on-site storage of at least 75,000 litres, with appropriate fire brigade couplings.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
Built Form and Appearance	
<p>O6 The bed and breakfast accommodation is consistent with the style and character of the surrounding local area.</p>	<p>S6.1 If in a Urban Locality, the bed and breakfast accommodation operates from a dwelling house.</p> <p>OR</p> <p>S6.2 If in a Rural Locality, the bed and breakfast accommodation operates within 100 metres of the dwelling house occupied by the host family.</p>
Car Parking	
<p>O7 Parking meets the needs of residents and visitors.</p>	<p>S7.1 1 space per bedroom used for bed and breakfast accommodation, in addition to the 2 spaces (of which 1 must be covered and spaces can be in tandem) required for the dwelling house.</p>
Extent of Use	
<p>O8 The bed and breakfast accommodation does not compromise the primary use of the dwelling house as a permanent private residence.</p>	<p>S8.1 At least one bedroom within the dwelling house is excluded from use by guests; and</p> <p>S8.2 If in a Residential Zone, Higher Density Residential Zone or Rural Residential Zone, the maximum number of bedrooms used to accommodate guests is 2; or If in a Rural Zone, the maximum number of bedrooms used to accommodate guests is 4; and</p> <p>S.8.3 If in a Residential, Higher Density Residential Zone or Rural Residential Zone, the maximum number of guests accommodated at any one time is 6; or If in a Rural Zone, the maximum number of guests accommodated at any one time is 12; and</p> <p>S8.4 If in a Residential Zone, Higher Density Residential Zone or Rural Residential Zone, bedrooms provided for guests are in the same building as the kitchen, bathroom and toilet normally utilised by the residents of the dwelling house.</p>
Advertising	
<p>O8 Advertising is consistent with the residential use, the built environment, orientation of the site, and adjacent roads and buildings.</p>	<p>S8.1 The sign face is not larger than 0.3 square metres, and the sign is wholly within the premises or on a fence facing the road.</p>

5.3 CARAVAN OR RELOCATABLE HOME PARK CODE

5.3.1 Provisions of the Caravan or Relocatable Home Park Code

The following provisions comprise the Caravan or Relocatable Home Park Code:

- (a) Compliance with the Caravan or Relocatable Home Park Code (section 5.3.2);
- (b) Overall outcomes of the Caravan or Relocatable Home Park Code (section 5.3.3); and
- (c) Specific outcomes and probable solutions for the Caravan or Relocatable Home Park Code (5.3.4).

5.3.2 Compliance with the Caravan and Relocatable Home Park Code

Development that is consistent with the specific outcomes in section 5.3.4, complies with the Caravan or Relocatable Home Park Code.

5.3.3 Overall Outcomes of the Caravan or Relocatable Home Park Code

- (1) The overall outcomes are the purpose of the Caravan or Relocatable Home Park Code.
- (2) The overall outcomes sought for the Caravan or Relocatable Home Park Code are that caravan or relocatable home parks:
 - (a) are high quality facilities for short term visitors and long term residents;
 - (b) are suitably accessed;
 - (c) have ready access to community facilities and services;
 - (d) positively contribute to the local character; and
 - (e) are located, designed and managed to:
 - (i) be compatible with other uses and works;
 - (ii) maintain aspects of the character of the area, including style of buildings, local character, landmark features and views of the rural landscape;
 - (iii) maintain the prevailing amenity, including through the operation of machinery, light, noise, dust, odour or other physical conditions;
 - (iv) maintain the safety of people and works; and
 - (v) avoid significant adverse effects on the natural and cultural heritage values of the environment.

5.3.4 Specific Outcomes and Probable Solutions of the Caravan or Relocatable Home Park Code

The specific outcomes sought for the Caravan or Relocatable Home Park Code are included in column 1 of Table 5-3, and probable solutions in column 2 of Table 5-3.

TABLE 5-3

SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE CARAVAN OR RELOCATABLE HOME PARK CODE

Column 1 Specific Outcomes	Column 2 Probable Solutions
Design and Layout	
<p>O1 The caravan park or relocatable home park provides a high quality living environment.</p>	<p>No Probable Solution prescribed.</p>
Site Suitability	
<p>O2 The caravan or relocatable home park has convenient access to community services and facilities.</p>	<p>S2.1 Caravan or relocatable home park is within a Urban Locality; OR S2.2 Caravan park is within 1,000 metres of a tourist facility.</p>
<p>O3 The caravan or relocatable home park is an appropriate size and has suitable levels of accessibility.</p>	<p>S3.1 The site: a) is at least 2 hectares in area; b) has a road frontage of at least 20 metres; and c) has access to a road with a minimum reserve width of 20 metres with capacity for any projected increase in traffic generated by the caravan or relocatable home park.</p>
<p>O4 Residents and users of the caravan or relocatable home park are not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance.</p>	<p>S4.1 The site: a) is at least 2 hectares in area; b) is not within 100 metres of land within the Industrial Zone, or 50 metres of an Arterial Road; and c) is not located on land where soils are contaminated by pollutants which represent a health or safety risk to residents.</p>
<p>O5 Caravan or relocatable home park and site access is not subject to flooding.</p>	<p>S5.1 Caravan or relocatable home park and site access are not located in an overland flow path.</p>
Amenity	
<p>O6 The caravan or relocatable home park does not adversely affect the amenity of adjoining residential areas.</p>	<p>S6.1 All boundary setbacks for buildings and caravans are a minimum of 6 metres, within which a 3 metre wide landscaped buffer strip is provided, excluding frontage driveways. AND S6.2 A 1.8 metre high solid screen fence is provided along any boundary adjoining residential uses. AND S6.3 Pools and other potentially noisy activities or</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	mechanical plants are not located adjoining residential uses.
<p>O7 Internal vehicle, cycling and pedestrian access is convenient and safe.</p>	<p>S7.1 Vehicular access to each site is via shared internal access ways and provides safe, convenient and efficient movement of vehicles, cycles and pedestrians.</p> <p>AND</p> <p>S7.2 Access ways discourage vehicle speeds in excess of 15 km/hour.</p> <p>AND</p> <p>S7.3 Access way and footpath system together provide adequate access for service and emergency vehicles to each site and connect sites with amenities, recreational open space and external roads.</p> <p>AND</p> <p>S7.4 Access ways have:</p> <ul style="list-style-type: none"> a) carriageway width of not less than 6 metres for two way traffic and not less than 4 metres for one way traffic; b) verge width on both sides not less than 1.5 metres; c) culs-de-sac with turning bays at the end capable of allowing conventional service trucks to reverse direction with maximum of two movements; and d) are sealed to the carriageway width. <p>AND</p> <p>S7.5 Footpaths are a minimum width of 1.2 metres. (Note: may be accommodated within the carriageway of access ways serving 10 sites or less).</p>
Car Parking and Access	
<p>O8 On-site car parking for visitors is sufficient and convenient.</p>	<p>S8.1 Visitor parking has direct access to the entry driveway and is sign posted to encourage visitor use.</p>
Landscaping and Privacy	
<p>O9 Indigenous vegetation landscaping integrates the caravan or relocatable home park into the surrounding environment, and provides attractive settings for the enjoyment and appreciation of residents and guests.</p>	<p>No Probable Solution is prescribed.</p>
Safety	

Column 1 Specific Outcomes	Column 2 Probable Solutions
O10 The site layout promotes casual surveillance and a safe and secure living environment.	S10.1 No Probable Solution prescribed.
Caravan Park Siting and Design	
O11 Caravan Park residents enjoy a reasonable level of privacy and separation.	S11.1 Individual caravan, cabin or camp site: <ul style="list-style-type: none"> a) has no part within 3 metres of any other caravan, cabin or tent; b) has a frontage of at least 10 metres to any internal access way; c) is clearly delineated and separated from adjoining sites by trees or shrubs; d) has a clear area of at least 2.5 metres x 2.5 metres for outdoor space; and e) has no part within 2 metres of any internal access way or within 1 metre of the boundary between any other caravan, cabin or tent.
Caravan Park Site Density	
O12 The size and density of the caravan or relocatable home park is appropriate to the location and is compatible with surrounding development.	S12.1 The caravan or relocatable home park does not exceed 40 caravan sites per hectare, or 60 tent sites per hectare.
Caravan Park Recreational Open Space	
O13 Communal recreational open space meets the needs of residents and visitors for all age groups.	S13.1 Communal recreational open space; <ul style="list-style-type: none"> a) is 10m² per caravan or camping site, including a fenced children's playground; b) is not less than 150m in area; c) has no dimension less than 10 metres; d) is independent of landscaped buffer strips; and e) is not more than 80 metres from any caravan, cabin or tent site.
Caravan Park Amenities	
O14 Caravan, tent and cabin sites have adequate access to amenities for day-to-day living.	S14.1 Private facilities are provided to each site. OR S14.2 Toilet, shower and laundry amenities are: <ul style="list-style-type: none"> a) within 100 metres of every caravan, tent or cabin site; and b) not closer than 6 metres to any caravan, tent or cabin site.
Relocatable Home Park Siting and Design	
O15 All residents have a reasonable level of privacy and separation.	S15.1 Individual relocatable home site: <ul style="list-style-type: none"> a) is at least 200m² in area; b) is setback at least 6 metres from any

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>external road frontage, and external side or rear boundary;</p> <p>c) has a minimum boundary width to any internal access way of 13 metres; and</p> <p>d) is clearly delineated and separated from adjoining sites by trees or shrubs.</p> <p>AND</p> <p>S15.2 Relocatable homes are not sited within 2 metres of the internal side and rear boundaries or within 3 metres of the internal front boundary of the individual relocatable home site.</p>
Site Density of Relocatable Home Park	
<p>O16 The size and density of the Relocatable Home Park is appropriate to the location and can be managed effectively.</p>	<p>S16.1 Density does not exceed 25 relocatable home sites per hectare.</p>
Recreational Open Space for Relocatable Home Park	
<p>O17 Recreational open space meets the needs of residents and visitors for all age groups.</p>	<p>S17.1 10% of the total site area is recreational open space that:</p> <p>a) has no dimension less than 15 metres;</p> <p>b) is independent of landscaped buffer strips;</p> <p>c) is located not more than 80 metres from any relocatable home site;</p> <p>d) is kept clear of all obstacles including clothes hoists, driveways, parking spaces and refuse receptacles; and</p> <p>e) includes a fenced children's playground.</p> <p>AND</p> <p>S17.2 The site has a communal recreation building for the use of residents.</p>
Caretaker's Residence	
<p>O18 Caretaker's Residence is ancillary to the main use of the premises on the same site.</p>	<p>S18.1 Caretaker's residence has a gross floor area (inclusive of garage) not exceeding 150m².</p> <p>AND</p> <p>S8.2 Caretaker's residence is not located on a separate lot from the caravan or relocatable home park.</p>
<p>O19 Caretaker's Residence has useable and accessible private open space.</p>	<p>S19.1 Private open space is directly accessible from a habitable room and:</p> <p>a) if at ground level, has an area of not less than 35m², with no horizontal dimension of less than 3 metres; and</p> <p>b) if a balcony, verandah or deck, has an area of not less than 15m², with no horizontal dimension of less than 2.5 metres.</p> <p>AND</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	S19.2 Private open space is: a) screened at ground level by a minimum 1.8 metres high solid fence or wall; and . b) not visible from other activities on the site.
O20 Caretaker's Residence has an acceptable level of residential amenity.	S20 No Probable Solution is prescribed.
O21 Caretaker's Residence has adequate vehicle parking.	S21.1 A minimum of one covered vehicle parking space is provided in or directly adjoining the caretakers residence.

5.4 DWELLING HOUSE CODE

5.4.1 Provisions of the Dwelling House Code

The following provisions comprise the Dwelling House Code:

- (a) Compliance with the Dwelling House Code (section 5.4.2);
- (b) Overall outcomes of the Dwelling House Code (section 5.4.3); and
- (c) Specific outcomes and acceptable solutions of the Dwelling House Code (section 5.4.4).

5.4.2 Compliance with the Dwelling House Code

- (1) Self-assessable development that is consistent with the acceptable solutions in section 5.4.4 complies with the Dwelling House Code.

5.4.3 Overall Outcomes of the Dwelling House Code

- (1) The overall outcomes are the purpose of the Dwelling House Code.
- (2) The overall outcomes sought by the Dwelling House Code are that dwelling houses are located, designed and managed to:
 - (i) be compatible with other uses and works;
 - (ii) maintain aspects of the character of the area, including style of buildings, local character, landmark features and views of the rural landscape;
 - (iii) maintain the prevailing amenity, including through the operation of machinery, light, noise, dust, odour or other physical conditions;
 - (iv) maintain the safety of people and works; and
 - (v) avoid significant adverse effects on the natural and cultural heritage values of the environment.

5.4.4 Specific Outcomes and Acceptable Solutions of the Dwelling House Code

The specific outcomes sought for the Dwelling House Code are included in column 1 of Table 5-4 and acceptable solutions in column 2 of Table 5-4.

TABLE 5-4

SPECIFIC OUTCOMES AND ACCEPTABLE SOLUTIONS FOR THE DWELLING HOUSE CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
Site Suitability	
<p>O1 The site area accommodates the dwelling house and associated access, parking, landscaping and setback requirements.</p>	<p>S1.1 The site area is greater than 450m², excluding any driveway area or access easement and has a minimum frontage to a constructed road of at least 10m in width.</p> <p>S1.2 Landscaping (as a minimum 2 shade trees) is provided adjacent to each allotment road frontage.</p>
<p>O2 Dwelling house and site access is not subject to flooding.</p>	<p>S2.1 Dwelling house and site access are not located in an overland flow path.</p>
<p>O3 There is an acceptable risk to life and property from potential bushfires.</p>	<p>S3.1 If reticulated water supply is not available, a minimum water supply of 75,000 litres, with suitable couplings, is available for fire fighting purposes.</p>
Density	
<p>O4 One dwelling house on a lot.</p>	<p>S4.1 No more than one dwelling house is erected on a lot.</p>
Height	
<p>O5 The height of the dwelling house does not adversely affect the amenity to adjacent residential uses due to:</p> <ul style="list-style-type: none"> a) overshadowing; b) privacy and overlooking; c) views and vistas; d) building character and appearance; and e) building mass and scale. 	<p>S5.1 Dwelling house building is not more than 2 storeys or 8.5 metres above ground level.</p>
Site Cover	
<p>O6 Dwelling house is consistent with the scale and character of the local residential area.</p>	<p>S6.1 The site cover of the dwelling house does not exceed 50% of the area of the lot.</p>
Minimum Floor Area	
<p>O7 Dwelling house occupants have satisfactory amenity and comfort.</p>	<p>S7.1 The dwelling house has a minimum gross floor area of 60m², measured from the enclosing walls of habitable areas.</p>
Building Setbacks	

Column 1 Specific Outcomes	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
O8 Dwelling house is setback from the principal road frontages.	<p>S8.1 In a Urban Locality, dwelling house has a minimum setback from the principal road frontage of:</p> <ul style="list-style-type: none"> (a) Access Place/Street – 4.5 metres; (b) Collector Street – 6 metres; or (c) Sub-Arterial/Arterial Road – 10 metres. <p>OR</p> <p>S8.2 In a Rural Locality, dwelling house has a minimum setback from the principal road frontage of 20 metres.</p>
Rainwater Collection	
O9 Dwelling house has adequate, safe and reliable water supply.	S9.1 Dwelling house has a rain water collection tank with a minimum capacity of 75,000 litres if not in a water supply area.
Streetscape	
O10 Garage or carport does not dominate the streetscape.	<p>S10.1 Garage, not more than 50% of the width of a lot up to 12 metres in width, no more than 6 metres wide on a lot exceeding 12 metres in width, and setback a minimum of 5.5 metres from the road frontage.</p> <p>OR</p> <p>S10.2 Carport with no setback from the road frontage comprises a maximum width of 6 metres or 50% of the width of the lot (whichever is the lesser), and is not enclosed by gates or roll-a-door.</p>
Car Parking	
O11 Dwelling house has adequate car parking for residents.	S11.1 2 car parking spaces, of which 1 car parking space must be covered (spaces may be in tandem).
Household Mix	
O12 Dwelling house can accommodate a range of household types.	<p>S12.1 Dwelling house is used by a single family, or a household group comprising:</p> <ul style="list-style-type: none"> a) not more than six (6) unrelated persons; b) not more than six (6) persons with disabilities, where care or assistance is provided by other persons, provided that no more than two (2) of these other persons reside on the premises; or c) not more than six (6) unrelated persons under the age of 18, together with not more than two (2) adult persons who have care and control of them.
Ancillary Buildings	

Column 1 Specific Outcomes	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
<p>O13 Ancillary buildings are not visually dominant.</p>	<p>S13.1 Non habitable buildings (for example a shed or garage) ancillary to a dwelling house in the Urban Locality, does not exceed a height of 3 metres at the eave line, and 4 metres maximum overall height, and does not exceed a total of 108m² floor area.</p>
Fencing	
<p>O14 In the Urban Locality fencing is visually compatible and consistent with the local area.</p>	<p>S14.1 Boundary frontage fencing height does not exceed 1 metre in height.</p> <p style="text-align: center;">AND</p> <p>S14.2 Boundary frontage fencing or side boundary fencing is constructed of:</p> <ul style="list-style-type: none"> a) decorative lapped, capped and stained timber design; b) masonry design; c) colorbond; or d) weldmesh or similar. <p style="text-align: center;">AND</p> <p>S14.3 Boundary frontage fencing length exceeding 15 metres in the form of a solid barrier fence has recesses or panels:</p> <ul style="list-style-type: none"> a) If fence between 15 and 20 metres, one panel or recess; b) if fence between 20 and 25 metres in length, 2 panels or recesses; or c) if fence over 25 metres in length, 3 panels or recesses.

5.5 HOME BASED BUSINESS CODE

5.5.1 Provisions of the Home Based Business Code

The following provisions comprise the Home Based Business Code:

- (a) Compliance with the Home Based Business Code (section 5.5.2);
- (b) Overall outcomes of the Home Based Business Code (section 5.5.3); and
- (c) Specific outcomes and probable solutions for the Home Based Business Code (section 5.5.4).

5.5.2 Compliance with the Home Based Business Code

- (1) Development that is consistent with the specific outcomes in section 5.5.4, complies with the Home Based Business Code.

5.5.3 Overall Outcomes of the Home Based Business Code

- (1) The overall outcomes are the purpose of the Home Based Business Code.
- (2) The overall outcome sought by the Home Based Business Code is that home based businesses are located, designed and managed to:
 - (i) be compatible with other uses and works;
 - (ii) maintain aspects of the character of the area, including style of buildings, local character, landmark features and views of the rural landscape;
 - (iii) maintain the prevailing amenity, including through the operation of machinery, light, noise, dust, odour or other physical conditions;
 - (iv) maintain the safety of people and works; and
 - (v) avoid significant adverse effects on the natural and cultural heritage values of the environment.

5.5.4 Specific Outcomes and Probable Solutions of the Home Based Business Code

The specific outcomes sought for the Home Based Business Code are included in column 1 of Table 5-5 and probable solutions in column 2 of Table 5-5.

TABLE 5-5

SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE HOME BASED BUSINESS CODE

Column 1 Specific Outcomes	Column 2 Probable Solutions
Dwelling House Remains Primary Use	
O1 Dwelling house is primarily for residential use, and the home based business remains ancillary to the residential use of the dwelling house.	<p>S1.1 Home based business is conducted within a dwelling house or within a building ancillary to the dwelling house.</p> <p>AND</p> <p>S1.2 Home based business is conducted by a person residing at the dwelling house.</p>
Extent of Use and Protection of Residential Amenity	
O2 The size of the home based business is consistent with dwelling houses in the neighbourhood.	<p>S2.1 The total gross floor area used for the home based business does not exceed 80m².</p> <p>AND</p> <p>S2.2 No more than 2 customers or clients are present at any one time, and no more than 6 customers or clients are present in any one day.</p> <p>AND</p> <p>S2.3 The home based business involves no more than: a) If in the Urban Locality, 1 person who is not a resident of the dwelling house; or b) If in the Rural Locality, 4 persons who are not residents of the dwelling house.</p>
O3 The activities of the home based business do not adversely affect residential amenity of the neighbourhood.	<p>S3.1 Home based business: does not create light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise.</p> <p>AND</p> <p>S3.2 Home based business does not display or offer for retail sale goods on the premises.</p> <p>AND</p> <p>S3.3 Materials used or goods manufactured serviced or repaired by the Home based business are stored within the dwelling house or a building ancillary to the dwelling house.</p> <p>AND</p> <p>S3.4 Home based business does not generate noise audible at any boundary adjoining land used for residential purposes in a Urban Locality.</p>
Hours of Operation	
O4 The hours of operation do not adversely affect residential amenity of the neighbourhood.	S4.1 The hours of operation are between 8:00am and 6:00pm, Mondays to Saturdays and not at all on Sundays or public holidays.
Building Form and Appearance	
O5 Building form and appearance of the	S5.1 The external appearance and character of the

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>home based business has a predominantly residential amenity and character.</p>	<p>dwelling house is;</p> <ul style="list-style-type: none"> a) not modified to accommodate the home based business; and b) is capable of reverting back to residential use. <p>S5.2 AND</p> <p>If the home based business is located in a building ancillary to the dwelling house, the lot exceeds 1,000m².</p> <p>S5.3 AND</p> <p>A building ancillary to the dwelling house used for a home based business:</p> <ul style="list-style-type: none"> a) is not dominating or of a monotonous visual appearance; b) does not restrict sunlight and daylight access; c) does not create glare off metal surfaces or intrusion of light at night; and d) is setback from boundaries consistent with a dwelling house.
Infrastructure Services	
<p>O6 The home based business does not impact on the capacity of infrastructure services.</p>	<p>S6.1 No load is imposed on any public utility greater than from the normal residential use of the dwelling house.</p>
Car Parking and Loading and Unloading of Vehicles	
<p>O7 Car parking is adequate for the use.</p>	<p>S7.1 2 car parking spaces in addition to the 2 car parking spaces (1 space must be covered, and the spaces can be in tandem) required for the dwelling house.</p>
<p>O8 Traffic does not adversely affect residential amenity of the neighbourhood.</p>	<p>S8.1 Loading and unloading activity is undertaken entirely within the site.</p>
Storage of Chemicals	
<p>O9 The home based business is not a health and safety risk to occupiers, employees and neighbouring residents.</p>	<p>S9.1 Storage of chemicals, gases or other hazardous materials do not exceed normal activity associated with the dwelling house.</p>
Advertising	
<p>O10 Advertising is consistent with the residential use, the built environment, orientation of the site, and adjacent roads and buildings.</p>	<p>S10.1 The sign face is not larger than 0.3 square metres, and the sign is wholly within the lot or on a fence facing the road.</p>

5.6 HOME OCCUPATION CODE

5.6.1 Provisions of the Home Occupation Code

The following provisions comprise the Home Occupation Code:

- (d) Compliance with the Home Occupation Code (section 5.6.2);
- (e) Overall outcomes of the Home Occupation Code (section 5.6.3); and
- (f) Specific outcomes and probable solutions of the Home Occupation Code (section 5.6.4).

5.6.2 Compliance with the Home Occupation Code

- (1) Development that is consistent with the specific outcomes in section 5.6.4, complies with the Home Occupation Code.

5.6.3 Overall Outcomes of the Home Occupation Code

- (1) The overall outcomes are the purpose of the Home Occupation Code.
- (2) The overall outcome sought by the Home Occupation Code is that home occupations are located, designed and managed to:
 - (vi) be compatible with other uses and works;
 - (vii) maintain aspects of the character of the area, including style of buildings, local character, landmark features and views of the rural landscape;
 - (viii) maintain the prevailing amenity, including through the operation of machinery, light, noise, dust, odour or other physical conditions;
 - (ix) maintain the safety of people and works; and
 - (x) avoid significant adverse effects on the natural and cultural heritage values of the environment.

5.6.4 Specific Outcomes and Acceptable Solutions of the Home Occupation Code

The specific outcomes sought for the Home Occupation Code are included in column 1 of Table 5-6 and acceptable solutions in column 2 of Table 5-6.

TABLE 5-6

SPECIFIC OUTCOMES AND ACCEPTABLE SOLUTIONS FOR THE HOME OCCUPATION CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
Extent of Use and Protection of Residential Amenity	
<p>O1 The activities of the home occupation do not adversely affect residential amenity of the neighbourhood.</p>	<p>S1.1 Home occupation: does not create light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise. AND</p> <p>S1.2 Home occupation does not display or offer for retail sale goods on the premises. AND</p> <p>S1.3 Materials used or goods manufactured serviced or repaired by the Home occupation are stored within the dwelling house or a building ancillary to the dwelling house. AND</p> <p>S1.4 Home occupation does not generate noise audible at any boundary adjoining land used for residential purposes in a Urban Locality.</p>
<p>O2 The size of the home based business is consistent with dwelling houses in the neighbourhood.</p>	<p>S2.1 The total gross floor area used for the home based business does not exceed 30m².</p>
Hours of Operation	
<p>O3 The hours of operation do not adversely affect residential amenity of the neighbourhood.</p>	<p>S3.1 The hours of operation are between 8:00am and 6:00pm, Mondays to Saturdays and not at all on Sundays or public holidays.</p>
Building Form and Appearance	
<p>O4 Building form and appearance of the dwelling house has a predominantly residential amenity and character.</p>	<p>S4.1 The external appearance and character of the dwelling house is; (a) not modified to accommodate the home occupation; and (b) is capable of reverting back to residential use. AND</p> <p>S4.2 If the home occupation is located in a building ancillary to the dwelling house, the lot exceeds 1,000m². AND</p> <p>S4.3 A building ancillary to the dwelling house used for a home occupation: (a) is not dominating or of a monotonous visual appearance; (b) does not restrict sunlight and daylight</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions for Self-Assessable Development Probable Solutions for Assessable Development
	<p>access;</p> <p>(c) does not create glare off metal surfaces or intrusion of light at night; and</p> <p>(d) is setback from boundaries consistent with a dwelling house.</p>
Infrastructure Services	
O5 The home occupation does not impact on the capacity of infrastructure services.	S5.1 No load is imposed on any public utility greater than from the normal residential use of the dwelling house.
Car Parking and Loading and Unloading of Vehicles	
O6 Traffic does not adversely affect residential amenity of the neighbourhood.	S6.1 Loading and unloading activity is undertaken entirely within the site.
Storage of Chemicals	
O7 The home occupation is not a health and safety risk to occupiers, employees and neighbouring residents.	S7.1 Storage of chemicals, gases or other hazardous materials does not exceed normal activity associated with the dwelling house.
Advertising	
O8 Advertising is consistent with the residential use, the built environment, orientation of the site, and adjacent roads and buildings.	S8.1 The sign face is not larger than 0.3 square metres, and the sign is wholly within the lot or on a fence facing the road.

5.7 RETIREMENT HOUSING CODE

5.7.1 Provisions of the Retirement Housing Code

The following provisions comprise the Retirement Housing Code:

- (a) Compliance with the Retirement Housing Code (section 5.7.2);
- (b) Overall outcomes of the Retirement Housing Code (section 5.7.3); and
- (c) Specific outcomes and probable solutions of the Retirement Housing Code (section 5.7.4).

5.7.2 Compliance with the Retirement Housing Code

Development that is consistent with the specific outcomes in section 5.7.4, complies with the Retirement Housing Code.

5.7.3 Overall Outcomes of the Retirement Housing Code

- (1) The overall outcomes are the purpose of the Retirement Housing Code.
- (2) The overall outcomes sought by the Retirement Housing Code are that retirement housing:
 - (a) provides segregated housing for older people balanced with the opportunity to participate in the wider community;
 - (b) provides a choice of housing options for older people;
 - (c) allows residents easy and direct access to the neighbourhood, public transport, services and facilities;
 - (d) creates a home-like, independent, individual non-institutional environment;
 - (e) ensures ease of movement, safety and legibility through the site for residents and visitors; and
 - (f) is located, designed and managed to:
 - (i) be compatible with other uses and works;
 - (ii) maintain aspects of the character of the area, including style of buildings, local character, landmark features and views of the rural landscape;
 - (iii) maintain the prevailing amenity, including through the operation of machinery, light, noise, dust, odour or other physical conditions;
 - (iv) maintain the safety of people and works; and
 - (v) avoid significant adverse effects on the natural and cultural heritage values of the environment.

5.7.4 Specific Outcomes and Probable Solutions of the Retirement Housing Code

The specific outcomes sought for the Retirement Housing Code are included in column 1 of Table 5-7, and probable solutions in column 2 of Table 5-7.

TABLE 5-7

SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE RETIREMENT HOUSING CODE

Column 1 Specific Outcomes	Column 2 Probable Solutions
Location and Site Suitability	
<p>O1 Residents have convenient access to everyday commercial facilities, community facilities, and public or private transport.</p>	<p>S1.1 Retirement Housing is located: (a) in the Urban Locality; and (b) within 400 metres walking distance of shops, open space and public transport facilities.</p>
<p>O2 Staff or residents are not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance.</p>	<p>S2.1 Retirement Housing is not within 200 metres of land within the Industrial Zone, or within 500 metres of an industrial use; AND S2.2 The site does not have soils contaminated by pollutants or concentrations of air pollutants which represent a health or safety risk to residents.</p>
<p>O3 The site is topographically suitable for the use.</p>	<p>S3.1 The site is not steeper than 5%.</p>
<p>O4 Retirement housing and site access is not subject to flooding i.e. 1. The floor level of all habitable rooms is at least 0.4 metres above the 1 in 50 year ARI flood level; AND 2. Site access is above the 1 in 5 year ARI flood level;</p>	<p>S4.1 Retirement housing is not located in an overland flow path.</p>
Site Size and Density	
<p>O5 The site is suitable for: a) accommodation and support facilities; b) vehicles access, parking and manoeuvring; c) open space and landscaping; and d) any necessary buffering.</p>	<p>S5.1 Site has a minimum area of 4,000m² and a frontage of 20m</p>
<p>O6 The number of dwelling units is consistent with the character of the local neighbourhood.</p>	<p>S6.1 Site has a maximum of 50 dwelling units per hectare.</p>
Building Form and Bulk	
<p>O7 Retirement Housing is consistent with</p>	<p>S7.1 Building height does not exceed 8.5m above ground</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>the setting and site context and makes a positive contribution to the built form character of the locality.</p>	<p>level;</p> <p>AND</p> <p>S7.2 Length of unarticulated elevations of buildings, fences or other structures visible from the street does not exceed 15 metres;</p> <p>AND</p> <p>S7.3 Length of buildings are not more than 40 metres, and separated by at least 4 metres between buildings for cross ventilation and light</p> <p>AND</p> <p>S7.4 Buildings are setback from any frontage by a minimum distance of 6m.</p> <p>AND</p> <p>S7.5 Buildings are setback from side and rear boundaries by a minimum distance of 3m.</p> <p>AND</p> <p>S7.6 A minimum of 20% of the site is to be landscaped.</p>
Energy Efficiency	
<p>O8 Retirement Housing responds to climatic conditions and energy efficiency.</p>	<p>S8.1 Principal living areas receive at least 2 hours of sunshine between 9am and 3pm during mid winter;</p> <p>AND</p> <p>S8.2 Windows are shaded from summer sunshine between the hours of 10am and 2pm;</p> <p>AND</p> <p>S8.3 Principal living areas and at least one bedroom of all dwelling units have windows or external doors orientated to enable cross ventilation.</p>
Open Space and Landscaping	
<p>O9 Communal and private open space is sufficient for communal activities, private and semi-private spaces, and can accommodate visitors.</p>	<p>S9.1 At least 30% of the site area is communal and private open space, exclusive of required setbacks and buffers;</p> <p>AND</p> <p>S9.2 Each dwelling unit has an open space area directly accessible from a habitable room; and</p> <p style="margin-left: 40px;">a) if at ground level, has an area of not less than 20m², with no horizontal dimension of less than 3 metres; or</p> <p style="margin-left: 40px;">b) if a balcony, verandah or deck, has an area of not less than 10m², with no horizontal dimension of less than 2.5 metres;</p> <p>AND</p> <p>S9.3 If a nursing home facility, the private open space area is not less than 10m², with no horizontal dimension of less than 2.5 metres;</p> <p>AND</p> <p>S9.4 Site has 3 metre wide landscaping along the frontage of the site.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
Site Care Facilities	
O10 Retirement Housing has management or care facilities on site.	S10.1 On-site management or care services are provided either on-site, or on an adjoining site, on a full time basis.
Accessibility	
O11 Retirement Housing has easy and safe pedestrian access and movement. ¹⁹	<p>S11.1 No dwelling unit is more than 250m walking distance from a site entry/exit point;</p> <p>AND</p> <p>S11.2 Pathways and land used for outdoor recreation have grades not exceeding 2.5%, with paths having hard, slip resistant surfaces;</p> <p>AND</p> <p>S11.3 Internal paths, ramps and hallways accommodate two wheel chairs (side by side) at any one time;</p> <p>AND</p> <p>S11.4 Buildings more than one storey incorporate lifts or ramped access to each level.</p>
O12 The site is serviceable by ambulance and for medical treatment, and fire-fighting in emergency situations.	<p>S12.1 The internal street network has easy and convenient emergency vehicle access and manoeuvring to all accommodation;</p> <p>AND</p> <p>S12.2 On-site 24 hour emergency service call facilities are available.</p>
Safety and Security	
O13 Retirement housing has a safe and secure living environment.	<p>S13.1 Buildings adjacent to public or communal streets or open space, have at least one habitable room window with an outlook to that area;</p> <p>AND</p> <p>S13.2 Entrances and exits to the site are clearly marked and well lit;</p> <p>AND.</p> <p>S13.3 External lighting is controlled by light photo cell sensor devices.</p>
Caretaker's Residence	
O14 Caretaker's Residence is ancillary to the main use of the premises on the same site.	<p>S14.1 Caretaker's residence has a gross floor area (inclusive of garage) not exceeding 150m²;</p> <p>AND</p> <p>S14.2 Caretaker's residence is not located on a separate lot from the retirement housing use.</p>
O15 Caretaker's Residence has useable and accessible private open space.	S15.1 Caretaker's residence is directly accessible to an area of private open space from a habitable room; AND

¹⁹ The Australian Standard AS1428: Design for Access and Mobility provides guidance in achieving Specific Outcome O9.

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<ul style="list-style-type: none"> a) if at ground level, has an area of not less than 35m², with no horizontal dimension of less than 3 metres; or b) if a balcony, verandah or deck, has an area of not less than 15m², with no horizontal dimension of less than 2.5 metres; and c) the private open space is screened (if at ground level, by a minimum 1.8 metres high solid fence or wall) or is not visible from other activities on the site.
O16 Caretaker's Residence has an acceptable level of residential amenity.	S16.1 No Probable Solution is prescribed.
O17 Caretaker's Residence has adequate vehicle parking.	S17.1 A minimum of one covered vehicle parking space is provided in or directly adjoining the caretakers residence.

5.8 COMMERCIAL USES CODE

5.8.1 Provisions of the Commercial Uses Code

The following provisions comprise the Commercial Uses Code:

- (a) Compliance with the Commercial Uses Code (section 5.8.2);
- (b) Overall outcomes of the Commercial Uses Code (section 5.8.3); and
- (c) Specific outcomes and probable solutions for the Commercial Uses Code (section 5.8.4).

5.8.2 Compliance with the Commercial Uses Code

- (1) Development that is consistent with the specific outcomes in section 5.8.4, complies with the Commercial Uses Code.

5.8.3 Overall Outcomes of the Commercial Uses Code

- (1) The overall outcomes are the purpose of the Commercial Uses Code.
- (2) The overall outcomes sought by the Commercial Uses Code are that commercial uses:
 - (a) are multi-purpose, community places serving a variety of retail, commercial, service and community functions;
 - (b) are inviting, accessible, comfortable and convenient to customers and employees;
 - (c) ensure safety and convenience for users by providing safe use of public areas;
 - (d) are easy to navigate and access within the commercial area;
 - (e) are safe for pedestrian and cyclist movement within the site; and
 - (f) are located, designed and managed to:
 - (i) be compatible with other uses and works;
 - (ii) maintain aspects of the character of the area, including style of buildings, local character, landmark features and views of the rural landscape;
 - (iii) maintain the prevailing amenity, including through the operation of machinery, light, noise, dust, odour or other physical conditions;
 - (iv) maintain the safety of people and works; and
 - (v) avoid significant adverse effects on the natural and cultural heritage values of the environment.

5.8.4 Specific Outcomes and Probable Solutions of the Commercial Uses Code

The specific outcomes sought for the Commercial Uses Code are included in column 1 of Table 5-8, and probable solutions in column 2 of Table 5-8.

TABLE 5-8

SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE COMMERCIAL USES CODE

Column 1 Specific Outcomes	Column 2 Probable Solutions
Site Suitability	
<p>O1 The site is a suitable for commercial uses.</p>	<p>S1.1 The size of the site can accommodate the commercial use; AND S1.2 Site adjoins commercial use or community use. AND S1.3 Commercial uses are located in the Commercial zone</p>
Amenity	
<p>O2 Light emissions from commercial uses are within acceptable limits.</p>	<p>S2.1 Illumination levels 1.5 metres outside the site boundary do not exceed 8 lux.</p>
<p>O3 Landscaping softens the visual impact of commercial uses.</p>	<p>S3.1 A minimum of 10% of the site is landscaping and pedestrian access; AND S3.2 Continuous, dense landscaping of a minimum width of 3 metres along side and rear boundaries abutting Residential Zone or Higher Density Residential Zone; AND S3.3 Utility areas, open storage areas, car parking and circulation areas, noise generating machinery areas, and areas of illumination intensity are buffered where such areas may be visible from a road, or adjoin land in the Residential Zone or Higher Density Residential Zone.</p>
Design and Siting	
<p>O4 Building design, scale and siting is compatible with the character of the built environment in the street.</p>	<p>S4.1 Buildings are no more than two storeys in height and do not exceed an overall height of 10 metres; AND S4.2 Facade design and detailing complement traditional building elements; AND S4.3 Site coverage does not exceed 60%; AND S4.4 If a business activity, licensed premises, restaurant or shop, buildings are built to the road frontage to reflect existing traditional building lines and address the street frontage with the main entrances visible from the street; AND S4.5 If in the Commercial Zone adjoining other</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>commercial uses, commercial use may be built to the side and rear boundaries, or if in the Commercial Zone adjoining a residential use, commercial use is setback a minimum of 4 metres to common side or rear boundary;</p> <p>AND</p> <p>S4.6 Walls are articulated to complement traditional proportions, with the length of any unbroken elevation not exceeding 8 metres;</p> <p>AND</p> <p>S4.7 Facades incorporate sun control features that reinterpret traditional features such as awnings and deep reveals;</p> <p>AND</p> <p>S4.8 Continuous awnings and shade are provided along street frontages.</p>
<p>O5 Use does not adversely affect the amenity or safety of the area.</p>	<p>S5.1 If a service station, the site is more than 90 metres from the junction of an Arterial or Sub-Arterial Road²⁰;</p> <p>AND</p> <p>(a) has a frontage to an Arterial or Sub-Arterial Road or frontage to a road with an average daily traffic flow of more than 3,000 vehicles;</p> <p>(b) has a minimum frontage of 40 metres;</p> <p>(c) has separate entry and exit points;</p> <p>(d) vehicle crossings between 7 to 9 metres in width and a minimum distance of 9 metres from another crossing on the site;</p> <p>(e) has inlets to bulk storage tanks situated on site so that all loading and unloading is conducted wholly within the site;</p> <p>(f) has fuel pumps located within the site;</p> <p>(g) has 3 metre wide landscaping along all road frontages except vehicular access points; and</p> <p>(h) has 3 metre wide landscaping along the side and rear boundaries of the site, or if adjoining the Residential Zone or Higher Density Residential Zone, the site has 5 metre wide landscaping along the side and rear boundaries of the site.</p>
Site Access	
<p>O6 Access and parking areas are safe and efficient, and have acceptable off-site impacts.</p>	<p>S6.1 A 2.5m wide concrete footpath along the entire primary frontage of the site;</p> <p>AND</p> <p>S6.2 Internal roads and parking are sealed;</p> <p>AND</p>

²⁰ Does not regulate State Controlled Roads.

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>S6.3 If road is not paved for its entire width, the road is paved with bitumen to the kerb, or if the road is not paved, the road is paved with bitumen to a width of 3.5 metres measured from the lip of the channelling.</p>
Caretaker's Residence	
<p>O7 Caretaker's Residence is ancillary to the main use of the premises on the same site.</p>	<p>S7.1 Caretaker's residence has a gross floor area (inclusive of garage) not exceeding 150m²; AND S7.2 Caretaker's residence is not located on a separate lot from the commercial uses.</p>
<p>O8 Caretaker's Residence has useable and accessible private open space.</p>	<p>S8.1 Caretaker's residence is directly accessible to an area of private open space from a habitable room; and</p> <ul style="list-style-type: none"> a) if at ground level, has an area of not less than 35m², with no horizontal dimension of less than 3 metres; b) if a balcony, verandah or deck, has an area of not less than 15m², with no horizontal dimension of less than 2.5 metres; and c) the private open space is screened (if at ground level, by a minimum 1.8 metres high solid fence or wall) or is not visible from other activities on the site.
<p>O9 Caretaker's Residence has an acceptable level of residential amenity.</p>	<p>S9.1 No Probable Solution is prescribed.</p>
<p>O10 Caretaker's Residence has adequate vehicle parking.</p>	<p>S10.1 A minimum of one covered vehicle parking space is provided in or directly adjoining the caretakers residence.</p>

5.9 INDUSTRIAL USES CODE

5.9.1 Provisions of the Industrial Uses Code

The following provisions comprise the Industrial Uses Code:

- (a) Compliance with the Industrial Uses Code (section 5.9.2);
- (b) Overall outcomes of the Industrial Uses Code (section 5.9.3); and
- (c) Specific outcomes and probable solutions of the Industrial Uses Code (5.9.4).

5.9.2 Compliance with the Industrial Uses Code

Development that is consistent with the specific outcomes in section 5.9.4, complies with the Industrial Uses Code.

5.9.3 Overall Outcomes of the Industrial Uses Code

- (1) The overall outcomes are the purpose of the Industrial Uses Code.
- (2) The overall outcomes sought by the Industrial Uses Code are that industrial uses are located, designed and managed to:
 - (i) be compatible with other uses and works;
 - (ii) maintain aspects of the character of the area, including style of buildings, local character, landmark features and views of the rural landscape;
 - (iii) maintain the prevailing amenity, including through the operation of machinery, light, noise, dust, odour or other physical conditions;
 - (iv) maintain the safety of people and works; and
 - (v) avoid significant adverse effects on the natural and cultural heritage values of the environment.

5.9.4 Specific Outcomes and Probable Solutions of the Industrial Uses Code

The specific outcomes sought for the Industrial Uses Code are included in column 1 of Table 5-9, and probable solutions in column 2 of Table 5-9.

TABLE 5-9

SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE INDUSTRIAL USES CODE

Column 1 Specific Outcomes	Column 2 Probable Solutions
Building Height, Built Form and Appearance	
<p>O1 The height, bulk and scale of the building are not visually intrusive.</p>	<p>S1.1 The building has a maximum height of 15 metres above ground level; OR The building is screened if the height of the building exceeds 15 metres; AND S1.2 Site cover does not exceed 75%; or site cover does not exceed 50% where not located in the Industrial Zone.</p>
<p>O2 The building does not appear as unbroken and continuous blank walls.</p>	<p>S2.1 The maximum length of any section of a building is not more than 30 metres; OR If the length exceeds 30 metres, the building has recesses, variation in building line, colours and materials, or is screened.</p>
<p>O3 The building addresses the street.</p>	<p>S3.1 The main entry to the building is easily identifiable from, and directly accessible from the street; AND S3.2 Office space is sited and orientated towards the principle road frontage of the site; AND S3.3 If adjoining land in the Residential Zone or Higher Density Residential Zone, no door/window openings are provided along the side of the building facing land included in the Residential Zone or Higher Density Residential Zone.</p>
<p>O4 The building has a high quality appearance.</p>	<p>S4.1 The building incorporates a combination of materials including brick, masonry, glass and colorbond steel sheeting.</p>
Building Siting	
<p>O5 Building setback from the principal road frontage incorporates landscaping, utility services and drainage, and some visitor parking.</p>	<p>S5.1 Building is setback at least 10 metres from the principal road frontage.</p>