

***URBAN LOCALITY CODE***

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### 3.4.2 Urban Locality Code

#### (1) PURPOSE OF THE CODE – Overall Outcomes:

- (a) The purpose of the Urban Locality Code is the achievement of the overall outcomes sought for the Urban Locality.
- (b) *The overall outcomes sought for the Urban Locality are that development is located, designed and operated so:*
  - (i) *development:*
    - (A) *recognises the constraints of land form;*
    - (B) *wherever possible, retains and enhances significant site vegetation;*
    - (C) *protects water ways and drainage features;*
    - (D) *protects environmental values of the locale;*
    - (E) *protects defined cultural heritage values; and*
    - (F) *protects the landscape and streetscape values associated with the Shire;*
  - (ii) *development is not located in areas subject to natural or man made hazards;*
  - (iii) *development contributes positively to reasonably expected levels of amenity, safety and wellbeing integral to sustaining a high standard of urban living;*
  - (iv) *development is effectively and economically serviced with utility and transport infrastructure appropriate for its use and the environment and which results in a consolidated and orderly settlement pattern;*
  - (v) *the safe, effective, efficient and attractive operations of roads are maintained whilst intrusive traffic in a zone is minimised;*
  - (vi) *uses, lots and works are adequately buffered from activities on adjacent land to protect the integrity and viability of:*
    - (A) *productive rural land and intensive rural enterprises;*
    - (B) *major utility installations;*
    - (C) *sub-arterial and higher order roads<sup>1</sup>;*
    - (D) *major community, commercial and industrial activities; and*
    - (E) *the amenity of residential and rural residential areas;*
  - (vii) *development is compatible with or complements the attractive, uncluttered urban character and its high quality amenity inherent in the Shire’s urban settings;*
  - (viii) *non-residential uses outside the Business and Commercial and Industrial zones are subservient in nature to uses predominating in the locale and they conveniently service a public need whilst presenting a low key, small-scale character; and*
  - (ix) *uses are located in an appropriate zone and/or preferred land use area having regard to the character and amenity of the zone and/or preferred land use area and other uses lawfully conducted therein so as to limit conflict between incompatible urban land uses.*

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<sup>1</sup> Road classifications are shown on the Zone maps

- (x) *Convenient, safe and high quality pedestrian and cycling environments, connecting urban, business and commercial localities, are provided where practical.*
- (c) ***For the Residential zone, the overall outcomes sought for the zone, which are in addition to those for the Locality, are that development is located, designed and operated so:***
  - (i) *residential development is responsive to community needs for affordable, quality housing that provides for a mix of accommodation types so residential density moderately increases in proximity to the Business and Commercial zone.*
- (d) ***For the Business and Commercial zone the overall outcomes sought for the zone, which are in addition to those for the Locality, are that development is located, designed and operated so:***
  - (i) *the vital, vibrant and prosperous hub of business, commercial and civic opportunities in the core of the zone are protected from inappropriate uses that lessen the productive commercial base or the lifestyle enjoyed by the community; and*
  - (ii) *nominated centres in the zone accommodate the needs of the community and visitors for a broad range of major retail, commercial, business, community and recreational activities through logical and orderly infill and redevelopment, with less intensive and active premises being located on the frame of the zone.*
- (e) ***For the Industrial zone the overall outcomes sought for the zone, which are in addition to those for the Locality, are that development is located, designed and operated so:***
  - (i) *development does not adversely affect the effective operation and sustainable growth and diversification opportunities of existing major industrial activities;*
  - (ii) *nominated industrial nodes in the zone support business-industry activities that are accommodated through logical and orderly infill and redevelopment;*
  - (iii) *premises at highway entry points to townships have a high standard of visual amenity; and*
  - (iv) *non-industrial activities are limited to those uses which are necessarily and reasonably associated with or supportive of and operate safely with industrial uses or otherwise are compatible with or complementary to the effective operations and development of an industrial area; and*
- (f) ***For the Parks and Open Space zone the overall outcomes sought for the zone, which are in addition to those for the locality, are that development is located, designed and operated so:***
  - (A) *development satisfies community and visitor needs for a range of accessible, functional, attractive and safe, active and passive open space, leisure, recreational, tourist, sports, entertainment and associated uses; and*
  - (B) *areas with ecological, landscape, cultural heritage or hydraulic values are conserved whilst informal recreational usage may occur in the areas where in a manner compatible with maintaining the values.*

**(2) ELEMENTS:**

**(a) Land use and development**

*(i) Consistent uses*

**Specific Outcome:**

**O1** Uses are consistent and preferred for development in the Urban Locality, except if:

- (a) listed in O2 as an inconsistent use; or
- (b)** conflicting with this Code.

*(ii) Inconsistent uses*

**Specific Outcome:**

**O2** The following uses or use classes conflict with this Code:

**(a) In the Residential zone:**

**(i) Residential uses for:**

- (A) a Caravan park,
- (B) more than two (2) Dwelling houses on a lot, or
- (C) a Dwelling house and a Caretakers residence on the same site.

**(ii) Commercial uses for a:**

- (A) Brothel,
- (B) Hotel,
- (C) Major tourist facility,
- (D) Market,
- (E) Office,
- (F) Produce store,
- (G) Restaurant and/or Take-away food store,
- (H) Sales or hire premises, or
- (I) Shop (other than where under 50 m<sup>2</sup> in gross floor area).

**(iii) all Industrial uses.**

**(iv) Community uses comprising Major utilities unless if:**

- (A) for premises listed in Schedule 5, Division 1 for not more than a 10% increase in gross floor area calculated from the commencement day; or
- (B) by a public sector entity in an existing building on land under Council's control in the following circumstances:
  1. for not more than a 10% increase in gross floor area calculated from the commencement day,
  2. outside the SMOA shown on SMOA map 2B, 2C, 2D(i), 2E and 2F, or
  3. not involving flood lighting.

**(v) Rural uses except for:**

- (A) Animal keeping (aviary), or
- (B) Farming (animal husbandry for apiary).

**Specific Outcome:**

**(b) In the Business and Commercial zone:**

- (i) *Commercial uses for a Brothel.*
- (ii) *Rural uses.*
- (iii) *Residential uses for a:*
  - (A) *Dwelling house other than for an expansion of an existing dwelling which does not exceed a 10% increase on gross floor area calculated from the commencement day.*
- (iv) *Industrial uses for a:*
  - (A) *Borrow pit,*
  - (B) *Extractive industry, or*
  - (C) *High impact industry.*

**(c) In the Industrial zone:**

- (i) *Commercial uses for a Shop (over 50 m<sup>2</sup> in gross floor area).*
- (ii) *Community uses for a Child-care centre.*
- (iii) *Rural uses except for:*
  - (A) *Farming, or*
  - (B) *Rural service industry.*
- (iv) *Residential uses except for a:*
  - (A) *Caretakers residence,*
  - (B) *Dwelling house involving an expansion to an existing dwelling which does not exceed a 10% increase in gross floor area calculated from the commencement day, or*
  - (C) *Home-based business.*

**(d) In the Parks and Open Space zone:**

- (i) *Rural uses except for:*
  - (A) *Animal keeping (aviary),*
  - (B) *Farming (animal husbandry for stables), or*
  - (C) *Intensive animal husbandry (stables, zoo, aquarium or aviary).*
- (ii) *Residential uses for a:*
  - (A) *Accommodation building except motel, guest house or student accommodation located on a showground, racecourse or golf course listed in Schedule 5, Division 2,*
  - (B) *Caravan park unless located on a showground or racecourse listed in Schedule 5, Division 2.*
  - (C) *Annexed unit,*
  - (D) *Dwelling house, or*
  - (E) *Multiple dwelling unit.*
- (iii) *Commercial uses except for:*
  - (A) *Major tourist facility,*
  - (B) *Market,*
  - (C) *Restaurant and/or take-away food store,*
  - (D) *Shop (under 50m<sup>2</sup> in gross floor area), or*
  - (E) *Small-scale tourist facility.*

**Specific Outcome:**

- (iv) **All Industrial uses.**
  - (v) **Community uses for Major utility except:**
    - (A) **for a Telecommunications facility, or**
    - (B) **if:**
      - (1) **for a particular Community use class indicated for the premises listed in Schedule 5, Division 1 and for not more than a 10% increase in the gross floor area calculated from the commencement day; or**
      - (2) **by a public sector entity in an existing building on land under Councils control in the following circumstances:**
        - a. **for not more than a 10% increase in gross floor area calculated from the commencement day,**
        - b. **not involving flood lighting, or**
        - c. **not involving a Cultural Heritage Site shown on SMOA map 2F.**
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**(b) Density and design for reconfiguring**

*(i) Reconfiguring a lot in the Locality*

**Specific Outcomes:**

**O3 For reconfiguring a lot in the Urban Locality:**

- (a) significant habitat, landscape, drainage and cultural heritage features are conserved;**
- (b) significant views and vistas to landmarks defining the region are protected;**
- (c) local amenity, wellbeing, character and the effective operations of surrounding consistent development is maintained;**
- (d) risk to people and property from development is minimised to an acceptable level in terms of:**
  - (i) lands below the highest known flood,**
  - (ii) drainage problem lands below 1% slope,**
  - (iii) slopes over 15% in gradient,**
  - (iv) land subject to known soil erosion incidents, or**
  - (v) lands supporting high impact uses and works and major transport networks;**
- (e) lots offer aspect, grade and form that are appropriate to proposed uses in terms of:**
  - (i) amenity and character on the site and surrounds,**
  - (ii) energy efficient and climatically responsive building sites,**
  - (iii) effective management of land and water resources,**
  - (iv) minimizing earthworks and engineering structures,**
  - (v) pedestrian and cyclist accessibility,**
  - (vi) safety,**
  - (vii) proximity to open space, community facilities and services;**
- (f) infill and expansion, including staged development, maintains an orderly, logical and co-ordinated pattern of lots, streets and roads; and**
- (g) rear and hatchet shaped lots are minimised.**

Specific Outcomes	Probable Solutions
<p>O4 Lots are located, designed and developed so that useable lots with sufficient area and suitable shape and proportions:</p> <ul style="list-style-type: none"> <li>(a) provide for the effective, safe, attractive and adequate:                             <ul style="list-style-type: none"> <li>(i) location and operation, and</li> <li>(ii) access, and</li> <li>(iii) servicing,</li> </ul> </li> <li>of uses and works associated with consistent uses,</li> <li>(b) provide appropriately for local topography so flood immune, stable and free draining building areas, accesses and works are achieved, and</li> <li>(c) provide that a proliferation of accesses to collector and higher order roads is minimised.</li> </ul>	<p>S4. Other than reconfiguration for a Community Titles Scheme or for any <i>Community Use Class</i>, lots comply with the design parameters set out at the end of the Code in:</p> <ul style="list-style-type: none"> <li>(a) Table S4.1A for the Residential zone, or</li> <li>(b) Table S4.1B for the Industrial zone.</li> </ul> <p>S4. For reconfiguration involving a Community Title Scheme the number of lots on the Standard Format Plan comprising the Scheme does not exceed the number of lots complying with the design parameters set out in the relevant parts of Tables S4.1 A or B at the end of this Code.</p>

(ii) *Reconfiguring a lot in the Zones*

**Specific Outcomes:**

- O5** For reconfiguring a lot in the Residential zone, the Specific Outcomes sought for reconfiguring, which are in addition to that for the Locality, are that new lots:
- (a) are designed and located so urban lots are buffered to an acceptable level against the adverse affects of incompatible uses (or potential uses) on adjoining land in another zone;
  - (b) that adjoin any sub-arterial or higher order roads are reconfigured to ensure new residences have adequate privacy and amenity;
  - (c) permit the siting and construction of a range of housing types and lot sizes connected to town utility services and meeting community needs; and
  - (d) on sites surrounding the Commercial and Business zone are reconfigured for a moderate increase in the residential densities in support of services and facilities therein.
- O6** For reconfiguring a lot in the Business and Commercial zone and the Industrial zone, the Specific Outcome sought for reconfiguring, which is in addition to that for the Locality, is that new lots are designed and located to result in an appropriate mix of lot sizes to optimise business and industry viability.
- O7** For reconfiguring a lot in the Parks and Open Space zone, the Specific Outcome sought for reconfiguring, which is in addition to that for the Locality, is that new lots are designed and located to accommodate consistent uses in the zone in support of lawful open space, recreational or sports activities on the site.
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(iii) *Inconsistent reconfiguring a lot*

**Specific Outcomes:**

- O8** Reconfiguring a lot in the Residential zone is inconsistent if reconfiguring results in a lot comprising:
- (i) a rear or hatchet shaped lot under 800m<sup>2</sup> in area, or
  - (ii) an area of less than 400sqm.
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**(c) Character and amenity**

*(i) Amenity*

Specific Outcomes	Acceptable Solutions (if self assessable)	
	Probable Solutions (if code assessable)	
09 Uses and associated works are located, designed and operated to minimise adverse affects on the following:  (a) the existing quality of air, water, soil and acoustic and visual environments characterising the local area,  (b) the privacy and amenity of the occupants of adjacent properties and public spaces,  (c) the well being and safety of people using the premises and of people, animals and property at adjacent premises and other nearby sensitive receptors, and  (d) the effective operations of adjacent activities, <i>Major utilities</i> , trafficked roads and stock routes.	S9.1	Uses and associated works:  (a) for the following non-residential uses, are separated from the property boundary of a sensitive receptor by at least:  (i) for a <i>Commercial use</i> , <i>Recreational use</i> or for an <i>Industrial use</i> other than specified below – 10 metres, or  (ii) for a <i>Rural service industry</i> , <i>General industry</i> or a <i>Major utility</i> – 25 metres, and  (b) for circumstances specified in (a), are screened from view from any adjacent sensitive receptor by landscape planting of at least 2 metres deep to the relevant property boundaries,  (c) for other uses, screened from view from adjacent residential uses by landscape planting of at least 1 metre deep to the relevant property boundaries, and  (d) are buffered from the adjacent sensitive receptor by solid screen fencing of a height of not less than 1.8 metres on any common boundary/s.
	S9.2	<i>Residential uses</i> are buffered along common boundaries with land:  (a) included in the Rural Locality,  (b) fronting sub-arterial or higher order roads <sup>2</sup> or any stock routes,  (c) included in the Industrial zone, or  (d) used for <i>Commercial</i> or <i>Industrial uses</i> ,  by landscape planting at least 2 metres deep.

Specific Outcome	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
010 Uses and associated works are located, designed and operated to integrate with local streetscape characterising roads and public spaces.	S10.1	Development is laid out to be screened from view from any abutting road frontage or a public space by landscape planting at least 1 metre deep to the relevant property boundaries.

<sup>2</sup> Road classifications are shown on the Zoning maps

(ii) *Appearance and scale*

Specific Outcomes	Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)
<p>011 Uses and associated works are located and designed, and of a type, finish and scale so:</p> <p><b>(a) Throughout the Urban Locality:</b></p> <p>(i) the scale and character of the surrounding well-established built form, streetscape and civic spaces is maintained or complemented,</p> <p>(ii) the qualities of places with architectural, cultural, historical or streetscape/landscape values are protected,</p> <p>(iii) overshadowing or overlooking of adjoining residential properties or impacts on natural lighting and ventilation or privacy within and surrounding the site is minimised to an acceptable level,</p> <p>(iv) noise attenuation devices are compatible with the setting,</p> <p>(v) materials and finishes visible from roads and adjoining residences are not excessively contrasting or reflective, and</p> <p>(vi) adequate screening of materials stored outdoors when viewed from adjacent premises and public spaces is maintained.</p> <p><b>(b) Additionally, in the Residential zone:</b></p> <p>(i) the low density residential character of the surrounds is maintained.</p> <p><b>(c) Additionally, in the Business and Commercial zone:</b></p> <p>(i) a common, unified commercial character expressed through contemporary architectural practices is protected,</p> <p>(ii) major pedestrian areas and visually prominent locations support activities which provide continuity of building elevations and</p>	<p>S11.1 <b>Height:</b></p> <p>Buildings or structures, other than for a <i>Community Use Class</i>, are not higher than the following measured above ground level:</p> <p>(a) <b>in the Residential zone</b> - 8.5 metres.</p> <p>(b) <b>in the Industrial zone:</b></p> <p>(i) except for (b)(ii) below - 8.5 metres; or</p> <p>(ii) 11.5 metres if:</p> <p>(A) set back at least 20 metres from a street, the Residential zone, the Rural Residential zone or a <i>Community use</i>; and</p> <p>(B) the difference in height relative to existing buildings is not more than one storey.</p> <p>(c) <b>for an outbuilding</b> - one (1) storey or 3.5 metres</p> <p>S11.2 <b>Set backs:</b></p> <p>As specified for a use in the applicable use code in Part 4, Division 2 or:</p> <p><b>(a) In the Residential zone:</b></p> <p>Uses and associated works are located the following from the property boundary:</p> <p>(i) 6 metres from any trafficable road including stock routes, and</p> <p>(ii) 3 metres from any other boundary.</p> <p><b>(b) In the Industrial Zone:</b></p> <p>Uses and associated works are set back from the property boundary to a road, a minimum of:</p>

Specific Outcomes	Acceptable Solutions (if self assessable)	Probable Solutions (if code assessable)
<p>maintain interesting, safe, uncluttered, pedestrian friendly and attractive street frontages,</p> <p>(iii) streets and civic spaces maximise social interaction without impeding movement or public safety,</p> <p>(iv) buildings fronting landmarks, at the entry to the zone and on corner sites have heights, set backs, decorative treatments and orientations to protect and complement prominent locations,</p> <p>(v) car parking areas and structures and other vehicle standing/movement areas remain visually unobtrusive in the streetscape and protect the safe pedestrian and cycle use of pathways,</p> <p>(vi) the plan form and facades of buildings complement the traditional regular form of buildings,</p> <p>(vii) roof forms screen top level structures and works from public view and provide that the coherent roofscape and attractive skyline silhouettes are maintained, and</p> <p>(viii) buildings abutting the Residential zone have a scale, mass and character complementary to that of buildings in the residential area.</p> <p><b>(d) Additionally, in the Industrial zone:</b></p> <p>(i) where at the entry to the Industry Zone, on corner sites, adjacent to the residential areas or fronting collector and higher order roads, buildings have a scale, bulk, appearance and character to protect and complement these prominent locations and minimise overbearing built forms or activities which may be obtrusive within established streetscapes,</p> <p>(ii) roof forms screen top level</p>	<p>(i) 8 metres from a sub-arterial or higher order road<sup>3</sup>, or</p> <p>(ii) for other roads and streets,</p> <p>(A) for a <i>General industry</i> – 8 metres,</p> <p>(B) for a <i>Light industry</i> – 4 metres, or</p> <p>(C) in all other circumstances – 6 metres.</p> <p><b>(c) In the Business and Commercial zone:</b></p> <p>Buildings or structures are set back to a property boundary as follows:</p> <p>(i) from the principal street frontage and any public spaces - a distance within 20% of the average set back of the adjoining buildings, and</p> <p>(ii) from the Residential zone - for a distance equal to half the height of the building.</p>	<p>S11.3 <b>Building Scale:</b></p> <p><b>(a) In the Residential zone:</b></p> <p>(i) Buildings have an unarticulated wall length not exceeding 15 metres.</p> <p><b>(b) In the Business and Commercial zone:</b></p> <p>(i) if adjoining land in the Residential zone or Rural Residential Locality, the unarticulated length of buildings or structures is not more than half of the length of the adjoining property boundary.</p> <p><b>(c) In the Industrial zone:</b></p> <p>(i) the length of any unarticulated, featureless building wall facing a collector or higher order road, public space or dwelling unit is not more than 30 metres, and</p> <p>(ii) if adjoining land in the Residential zone or Rural Residential Locality, the unarticulated length of buildings or structures is not more than half of the length of the adjoining property</p>

<sup>3</sup> Road classifications are shown on the Zoning maps

Specific Outcomes	Acceptable Solutions (if self assessable)	Probable Solutions (if code assessable)
<p>(iii) structures and works from public view from sub-arterial and higher order roads, and staging of development allows for optimisation of orderly and efficient development of the balance of the site</p>		<p>boundary.</p>
<p><b>(d) In the Parks and Open Space zone:</b></p> <p>(i) buildings and structures are visually attractive and functional.</p>	<p>11.4</p>	<p><b>Site Cover:</b></p> <p><b>(a) In the Residential zone:</b></p> <p>(i) The maximum site cover is:</p> <p>(A) <i>Residential uses</i> - 50% except where on a lot under 600m<sup>2</sup> in area when the site cover does not exceed 60%,</p> <p>(B) <i>Industrial</i> or <i>Commercial uses</i> – 60%, or</p> <p>(C) For other uses – 40%.</p> <p><b>(b) In the Industrial zone:</b></p> <p>(i) The minimum area for landscape planting is 3% of the site, and</p> <p>(ii) The maximum site cover is:</p> <p>(A) <i>Industrial uses, Commercial uses or Rural service industry</i> – 75%,</p> <p>(B) <i>Community use</i> – no specific requirement, or</p> <p>(C) For other uses – 40%.</p>
	<p>S11.5</p>	<p><b>On-Site Storage:</b></p> <p>Any on site storage that faces a road frontage, park or Residential zoned land is screened by a 1.8 metre high fence around the full perimeter.</p>
	<p>S11.6</p>	<p><b>Materials and Finishes:</b></p> <p><b>(a) In the Urban Locality:</b></p> <p>(i) Any reflective material has:</p> <p>(A) a level of light reflectivity of no more than 20%; and</p> <p>(B) a level of heat transmission of not less than 20%.</p>

Specific Outcomes	Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)
	<p>S11.7 <i>Pedestrian Shelter:</i></p> <p>(a) <b>In the Business and Commercial zone:</b></p> <p>(i) Buildings adjacent to streets, roads, public thoroughfares and civic spaces are designed and located to provide continuous shelter for pedestrian movement through verandas, balconies, colonnades, awnings, covered pergolas or arcades complying with the following:</p> <p>(A) minimum width of 3.2 metres or otherwise replicating the width for adjoining buildings, but not more than 600mm off the kerb, and</p> <p>(B) head-height clearance of 3.0 to 4.2 metres above pavement height.</p>

(iii) *Landscaping*

Specific Outcomes:
<p><b>O12 Landscaping of urban spaces is designed<sup>4</sup> and located to:</b></p> <p>(a) <b>integrate with established streetscape and landscape,</b></p> <p>(b) <b>protect the visual and landscape quality of the major roads, landmarks and entry points,</b></p> <p>(c) <b>integrate with the pedestrian and cycle movement system to maximise comfort and safety,</b></p> <p>(d) <b>ensure vehicular and pedestrian sight lines are protected,</b></p> <p>(e) <b>protect overhead and underground services,</b></p> <p>(f) <b>integrate with site topography, soils and natural drainage systems,</b></p> <p>(g) <b>protect and enhance areas with ecological, scenic, aesthetic and cultural heritage value,</b></p> <p>(h) <b>be easily and readily maintained, optimising the efficient use of water through planting of endemic species that minimise maintenance costs, and</b></p> <p>(i) <b>offer effective screening and buffering of incompatible activities:</b></p> <p>(i) <b>from view from roads and other public open spaces, and</b></p> <p>(ii) <b>from view and audibility regarding sensitive receptors, or</b></p> <p>(j) <b>additionally, in the Business and Commercial zone, landscaping is designed and located to:</b></p> <p>(i) <b>offer functional, comfortable, safe and attractive places in all weather conditions, and</b></p> <p>(ii) <b>complement the scale and composition of the sub-tropical, country town commercial architecture of the zone.</b></p>

<sup>4</sup> Refer to Council's Planning Scheme Policy on Landscaping.

(iv) *Floodlighting*

<b>Specific Outcomes:</b>	
<b>O13</b>	<b>Light spill associated with flood lighting installed on premises is minimised to an acceptable level having regard to:</b>
(a)	<b>potential nuisance to adjoining premises and safety for road users and aircraft operation, and</b>
(b)	<b>ambient levels of light in the locale.</b>

(v) *Fences and walls*

<b>Specific Outcomes</b>	<b>Acceptable Solution (if self assessable)</b>	
	<b>Probable Solution (if code assessable)</b>	
014	Fences and walls are consistent with the outcomes for the Urban Locality if they:	S14.1 The maximum height of any fence or wall does not exceed:
(a)	complement established streetscape, built and landscape form,	(a) for front fences and walls:
(b)	maintain local character, amenity, privacy and environment, and	(i) 1.2 metres if of solid construction, or
(c)	assist with noise attenuation, visual screening and public safety.	(ii) up to 1.5 metres if gaps permit 50% transparency, or
<b>OR</b>		(b) for side and rear boundary fencing - 1.8 metres, and
	Fences and walls are inconsistent with the outcomes sought for the Urban Locality if located forward of the building line and over 2 metres in height in all but the Industry zone.	Fences or walls over 1.2 metres in height are tapered to 1.2 metres in height over a length of 4 metres toward any road frontage.

(vi) *Advertisement devices*

<b>Specific Outcomes</b>	<b>Acceptable Solution (if self assessable)</b>
	<b>Probable Solution (if code assessable)</b>
<p>O15 Advertisement devices are consistent with the outcomes sought for the Urban Locality if:</p> <p>(a) compatible with the:</p> <p>(i) character of the predominant built form, streetscape and landscaping on the site and adjacent properties, and</p> <p>(ii) amenity of the local area; and</p> <p>(b) located and designed so:</p> <p>(i) as not to create a hazard to people and vehicles,</p> <p>(ii) materials and styles complement those in buildings on-site,</p> <p>(iii) as to integrate with the design, scale and proportions of buildings, works and landscaping on the site,</p> <p>(iv) a proliferation of signage and associated visual and physical clutter is minimised, and</p> <p>(v) the use of roof advertising panels and above awning signs is avoided.</p>	<p>S15.1 Advertisement devices are designed and located in accordance with the standards in Schedule 4<sup>5</sup>.</p>

(vii) *Public safety and security in the Business and Commercial, Industrial or Parks and Open Space zones*

<b>Specific Outcomes</b>	<b>Acceptable Solution (if self assessable)</b>
	<b>Probable Solution (if code assessable)</b>
<p>O16 Personal safety and property security are optimised through the design of buildings, car parks and urban spaces to incorporate:</p> <p>(a) opportunities for surveillance; and</p> <p>(b) clear definition of boundaries between private and public spaces.</p>	<p>S16.1 Development is designed and located in accordance with the standards nominated in Schedule 8.</p>

<sup>5</sup> For signs located on properties fronting a State-controlled road, compliance is had with the Department of Main Roads “*Guide to the Management of Roadside Advertising*”

**(d) Land and water resource management**

Specific Outcomes		Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)	
017	<p>Development is located, designed and constructed to function effectively in a manner that minimises disturbance to the geotechnical, physical, hydrological and environmental characteristics of the site and its setting, including:</p> <p>(a) related to degradation of the environmental values of both land and water resources and receiving environments,</p> <p>(b) significant remnant native vegetation important to land stability, salinity and erosion land management as well as to landscape, biodiversity, riparian and habitat management,</p> <p>(c) hydrological processes of flood plains and drainage systems,</p> <p>(d) ecological values of waterways and drainage features,</p> <p>(e) the propensity for any natural hazard related to flooding, landslip and bushfire to adversely affect people, property, economic activity and the environment<sup>6</sup>,</p> <p>(f) soil conservation works,</p> <p>(g) quality and quantity of surface and ground water resources, and</p> <p>(h) landscape character.</p>	S17.1	<p>Uses and associated works are confined to:</p> <p>(a) free draining areas with a cross fall of at least 0.5-1%,</p> <p>(b) slopes not exceeding:</p> <p>(i) for <i>Residential uses</i> or a <i>Small-scale tourist facility</i> – 15%,</p> <p>(ii) for associated works including driveways - 20%, or</p> <p>(iii) for all other circumstances not specified for a use in any applicable use code in Part 4, Division 2 - 10%,</p> <p>(c) for storage areas, vehicle movement areas, essential infrastructure, and buildings and structures, they are located at ground level to be at least:</p> <p>(i) for habitable buildings:</p> <p>(A) above land inundated by the 1% Annual Exceedance Probability (EAP) flood event where known, or</p> <p>(B) 300mm above the highest known flood,</p> <p>(ii) for <i>Major utilities</i> or <i>Special uses</i> – above land inundated by the 0.5% Annual Exceedance Probability (AEP) flood event, or</p> <p>(iii) for other uses and works – 100mm above the highest known flood event,</p> <p>(d) areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features, and</p> <p>(e) existing cleared lands or otherwise areas not supporting significant remnant native vegetation.</p>

<sup>6</sup> Development which is not compatible with the nature of a natural hazard is either:

- (a) in the public interest,
- (b) not catered to by another site which is suitable and available for the proposal, or
- (c) minimises adverse impacts from natural hazards and does not create an unacceptable risk to people and property.

The parameters will be determined for assessable development in accordance with the *State Planning Policy Guideline – Mitigation of Adverse Impacts of Flood, Bushfire and Landslide*, Queensland Government, June, 2003

<b>Specific Outcomes</b>	<b>Acceptable Solutions (if self assessable)</b> <b>Probable Solutions (if code assessable)</b>
	<p>S17.2 Areas for storage, handling, packaging or processing are set back to water resources in accordance with Table S17.2 at the end of this Code unless otherwise specified for a use in any applicable use code in Part 4, Division 2.</p> <p>[NOTE: This set back requirement applies to watercourses located on both the premises and adjoining premises]</p>

**(e) Vehicular parking, access and movement**

Specific Outcomes	Acceptable Solutions (if self assessable)	
	Probable Solutions (if code assessable)	
018 Vehicle parking, access and manoeuvring areas are provided, designed and constructed to:	S18.1	(a) Vehicle parking and loading/unloading facilities are provided:
(a) integrate safely, attractively and functionally with the site layout and with the access arrangements of the site and adjoining premises,		(i) for a use identified in Column 1 of Table S1.1 in Schedule 1 at the corresponding rate nominated in Column 2 and 3 of the Table, and
(b) integrate with the streetscape,		(ii) in accordance with the design and construction standards detailed in Division 2 of Schedule 1.
(c) safely, conveniently and effectively service the use without impacting negatively on the:		(b) Site ingress and egress:
(i) amenity, character and safety of adjacent premises or stock routes,,		(i) comprise one (1) access point per created lot or development site,
(ii) safety and efficiency of roads and footpaths providing access to the site, or		(ii) in the Residential zone, for other than a <i>Dwelling house</i> proposed on an existing lot, results in no increase in the number of accesses or intersections entering sub-arterial or higher order roads,
(iii) intersection works or State-controlled roads servicing the site,		(iii) comprise a vehicular crossover located, designed and constructed in accordance with the standards nominated in Table S2.7 (a)(3) of Schedule 2,
(d) cater for the amount and type of traffic generated by the nature and scale of the use, including for safe and effective loading and unloading of goods and movement of pedestrians and cyclists,		(iv) allows for forward entry and exit for vehicles associated with the premises, and
(e) allow ease of access by people with limited mobility (eg those in a wheelchair or walker, with prams, etc),		(v) if adjoining a road intersection, result in the access having a set back of at least the distance for a use specified in any applicable use code in Part 4, Division 2 or:
(f) provide for emergency vehicle access, and		(A) 30 metres from an intersection with traffic lights or islands, or
(g) where possible, in the Business and Commercial zone and the Industrial zone, provision is made for:		(B) 15 metres from an uncontrolled intersection.
(i) access from sub-arterial and higher order roads by an ingress/egress shared with abutting <i>Commercial</i> or <i>Industrial uses</i> on abutting sites,		
(ii) access from State-controlled roads by side or rear roads, and		
(iii) common use parking linked to parking and access on adjoining non-residential sites.		

**(f) Infrastructure**

<b>Specific Outcomes</b>		<b>Acceptable Solutions (if self assessable)</b>	
		<b>Probable Solutions (if code assessable)</b>	
019	<p>(a) Water supply, sewerage, drainage, transport infrastructure, power, street lighting, waste management and communications are provided to meet the appropriate standards of service and construction at the least whole-of-life cost, including avoiding unnecessary duplication and being robust and fit for the purpose and intended period of operations and:</p> <p>(i) are integrated with the design, construction and operation of existing systems to facilitate:</p> <p>(A) effective use of spare capacity in existing systems,</p> <p>(B) orderly and timely provision of future systems,</p> <p>(C) logical and co-ordinated development,</p> <p>(D) for transport infrastructure, functional, efficient, effective, safe, convenient and equitable access within the Locality, and</p> <p>(E) for stormwater, the approximation of or improvement upon conditions in existence regarding quality and quantity prior to the proposed development.</p>	S19.1	<p>(a) The road frontage of the development is constructed to:</p> <p>(i) the standard of service for reserve/carriageway width, drainage and footpaths in Table S23. or S2.4 of Schedule 2, and</p> <p>(ii) if (i) is not fulfilled, construction in accordance with standards in Table S2.6 of Schedule 2.</p> <p>(b) Development is connected between the property access point on the frontage of the premises and the nearest higher order road nominated on the Zone maps by a formed, constructed and gazetted public road to:</p> <p>(i) the standards of service specified for a use in the applicable use code in Part 4, Division 2, or</p> <p>(ii) for other development, the standards of service nominated in Tables S2.3 or S2.4 of Schedule 2.</p> <p>(c) Water supply, sewerage and stormwater drainage is provided to the applicable standard of service and construction nominated for:</p> <p>(i) a use in the applicable use code in Part 4, Division 2, or</p> <p>(ii) for other development, as specified in Divisions 3 and 4 of Schedule 2.</p> <p>(d) Premises are supplied with reticulated electricity/communications services.</p> <p>(e) An area is dedicated to the collection and/or storage of solid waste on the premises which is:</p> <p>(i) level,</p> <p>(ii) provided with impervious hard stand and drained,</p> <p>(iii) if facing a road frontage, park or Residential zoned land, is screened by a 1.8 metre high fence around the full perimeter, and</p> <p>(iv) banded if wastes are hazardous or dangerous.</p>

<b>Specific Outcomes</b>	<b>Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)</b>
<p>(b) Infrastructure does not result in:</p> <ul style="list-style-type: none"><li>(i) adverse affects on the area relative to:<ul style="list-style-type: none"><li>(A) ecological, environmental, hydrological values,</li><li>(B) land resources, or</li><li>(C) character.</li></ul></li><li>(ii) adverse affects on the well being, safety or amenity enjoyed by the community of an area,</li><li>(iii) risk or nuisance to any property or people,</li><li>(iv) adverse affects on upstream or downstream systems,</li><li>(v) unreasonable cumulative impacts on the water quality in surface and groundwater systems relative to their role for the community, or</li><li>(vi) adverse changes in the volume, timing or quantity of stormwater discharged through or from the property.</li></ul>	

**(g) Earthworks**

<b>Specific Outcomes</b>	<b>Acceptable Solutions (if self assessable)</b>	
	<b>Probable Solutions (if code assessable)</b>	
020 Filling, draining, grading or excavation of land provides for compacted, finished levels which secure flood free, stable and free draining building and infrastructure sites appropriate to the intended use and minimising impacts to an acceptable level within and off the site regarding:	S20.1	Filling, drainage, grading or excavation of land is undertaken so that:
(a) privacy and visual and community amenity,		(a) land has a minimum slope of 0.25%,
(b) environmental values in receiving environments,		(b) cut or fill does not exceed a plane described as
(c) flooding and drainage flow rates, volumes and natural flood storage capacity,		(i) 200mm beyond the natural ground level measured at the property boundary;
(d) potential for point source discharge or concentration of flows,		(ii) 800mm beyond the natural ground level measured 1.5 metres inside the property boundary, and
(e) land and foundation stability,		(iii) Does not exceed 2 metres over the natural ground level of any point of the site.
(f) erosion or saline prone lands,		(c) cut or fill is setback 2 metres from:
(g) soil conservation works,		(i) Lands below the highest known flood level;
(h) riparian lands,		(ii) Lands used for local and major utilities, or
(i) site contamination on the site or through imported material,		(iii) Overland flow paths.
(j) life and property, and		(d) batter slopes are not steeper than 33%,
(k) public utilities.		(e) terracing is stepped at equal horizontal and vertical intervals, and
		(f) works do not:
		(i) involve any physical alteration to a watercourse,
		(ii) result in net filling exceeding 50 cubic metres, or
		(iii) occur on slopes over 15% in grade.
	S20.2 <sup>7</sup>	Where the excavation and/or filling is intended to or causes the retention of water (such as a dam):
		(a) the structure will safely withstand the hydraulic loading;
		(b) a spillway for overflow is provided in a position to ensure scour damage or nuisance to adjacent lots does not occur; and
		(c) no adverse impact or interference is made on local flow patterns.

<sup>7</sup> Council may require as part of its Information Request, certification by a Registered Professional Engineer of Queensland that the development complies with the probable solutions listed.

**TABLE S4.1A – DESIGN PARAMETERS FOR RECONFIGURING A LOT IN THE RESIDENTIAL ZONE**

Minimum Lot Size	Lot Dimensions
<b>CONVENTIONAL LOTS (including rear and hatchet shaped lots):</b>	
(a) 800m <sup>2</sup> (b) For rear and hatchet shaped lots: (i) the minimum lot size excludes the area of the access strip, and (ii) they do not relate to more than 10% of the subdivision.	(a) Maximum width to depth ratio for a lot of 1:4; (b) Except as provided for in (c) below, minimum frontage for a lot: (i) if a corner lot – 25m (ii) otherwise – 20 metres; (c) If the frontage at the property boundary is less than the minimum specified in (b) above, the minimum frontage must be achieved when measured 6 metres inside the property and parallel to the front property alignment; (d) For rear or hatchet shaped lots, the minimum frontage includes the proposed access strip. Configuration involving a rear or hatchet shaped lot does not: (i) create more than one rear/hatchet shaped lot behind a full frontage lot, (ii) provide access to more than one rear lot by way of easements on contiguous lands; (e) Lots with minimum area and dimensions to enable: (i) a 10 metres by 15 metres building area measured 6 metres from the frontage of the site at ground level 300mm above the highest known flood and on slopes of 10% or less, and (ii) driveways to traverse slopes of 20% and less grade.
<b>CONSTRAINED LOTS:</b>	
Where the minimum building areas of 10 by 15 metres will involve more than 50% of that area having excavation or fill associated with slopes over 10% in gradient, the minimum lot size is: (i) Slopes of 10-15% - 1000sqm (ii) Slopes of 16 – 20% - 1500sqm (iii) Slopes of 21 – 25% - 2000m <sup>2</sup>	(a) Maximum width to depth ratio for a lot of 1:4; (b) Minimum frontage of 20m; and (c) Verification by qualified geotechnical engineers of soil/slope stability if site slopes exceed 20%, plus availability of reticulated sewerage and water supply.

**TABLE S4.1B – DESIGN PARAMETERS FOR SUBDIVISION IN THE INDUSTRIAL ZONE**

<b>Zone</b>	<b>Minimum Lot Size (m<sup>2</sup>)</b>	<b>Minimum Frontage (m)</b>
Industrial zone	1000	20

**TABLE S17.2 – SET BACK TO WATER RESOURCES**

<b>Minimum set back from:</b>	<b>Minimum Set back (metres)</b>
Top bank of river, creek, stream or wetland	50
Edge or potable water supply for site or surrounds	30
Centre line of gully	15