

3.5.2 Village Locality Code

(1) PURPOSE OF THE CODE – Overall Outcomes:

- (a) The purpose of the Village Locality Code is the achievement of the overall outcomes sought for the Village Locality.
- (b) ***The overall outcomes sought for the Village 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 land, water and environmental resources;*
 - (D) *protects environmental values of the locale;*
 - (E) *protects defined cultural heritage values; and*
 - (F) *protects the landscape and streetscape values associated with the Locality;*
 - (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 village living in a rural setting;*
 - (iv) *development is adequately, 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 the proliferation of accesses onto major roads is minimised; and*
 - (vi) *development is 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 roads¹; and*
 - (D) *natural features comprising regional ecosystems and conservation state lands².*
- (c) ***For the Village zone, the overall outcomes sought for the area, which are in addition to those for the Locality, are that development is located, designed and operated so:***
 - (i) *development is comprised predominantly of low density, urban residential activities interspersed with low impact business, industry and community services which reinforce the convenience service hub function of the zone for its district and to the motoring public;*

¹ Road classifications are shown on the Zoning maps

² Natural features are shown on SMOA map 2C

- (ii) *logical and orderly infill of existing lots and buildings meets public need for development in the village;*
- (iii) *development maintains a consolidated village settlement pattern set in an open, rural landscape; and*
- (iv) *commercial, community, industrial, recreational and tourist uses:*
 - (A) *are subservient in nature to uses predominating in the village,*
 - (B) *conveniently service a public need for services and facilities which are reasonably expected in a village setting and not better located outside the Locality, and*
 - (C) *present a low key, small-scale character compatible with a low density, village setting with any negative impacts being no greater than those associated with the existing use on the site.*

(2) ELEMENTS:

(a) Land use and development

(i) Consistent uses

Specific Outcome:

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

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

(ii) Inconsistent uses

Specific Outcomes:

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

- (a) Residential uses for:**
 - (i) a Dwelling house and a Caretakers residence on a lot, or**
 - (ii) more than two Dwelling houses on a lot.**
- (b) Commercial uses for a:**
 - (i) Brothel, or**
 - (ii) Shop over 50m² gross floor area.**
- (c) Industrial uses for a:**
 - (i) Borrow pit,**
 - (ii) Extractive industry,**
 - (iii) General industry, or**
 - (iv) High impact industry.**
- (d) Rural uses:**
 - (i) for:**
 - (A) Animal keeping except for an aviary,**
 - (B) Farming for animal husbandry for pigs or involving irrigation services,**
 - (C) Intensive animal husbandry except for stables, or**
 - (D) Forestry business.**

(b) Density and design for reconfiguring

(i) Reconfiguring a lot in the Locality

Specific Outcomes:

O3 For reconfiguring a lot in the Village Locality:

- (a) significant habitat, landscape, drainage, views/vistas and cultural heritage features are conserved;**
 - (b) local amenity, wellbeing, character and the effective operations of surrounding consistent development is maintained;**
 - (c) design provides for buffering to an acceptable level against the adverse affects of incompatible uses (or potential uses) on adjoining land in another zone;**
 - (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, 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) accommodating outputs from on-site effluent management on-site so nutrients, pollutants and sediments are reasonably assimilated on-site, and**
 - (vi) accessibility;**
 - (f) orderly and logical infill maintains a consolidated and co-ordinated pattern of lots, streets and roads; and**
 - (g) rear and hatchet shaped lots are minimised.**
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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> <p>(a) provide for the effective, safe, attractive and adequate:</p> <p style="margin-left: 20px;">(i) location and operation,</p> <p style="margin-left: 20px;">(ii) access, and</p> <p style="margin-left: 20px;">(iii) servicing,</p> <p>of uses and works associated with consistent uses,</p> <p>(b) provide appropriately for local topography so flood immune, stable and free draining building areas, accesses and works are achieved, and</p> <p>(c) provide that a proliferation of accesses to collector and higher order roads is minimised.</p>	<p>S4.1 Lots resulting from reconfiguring including a Community Title Scheme:</p> <p style="margin-left: 20px;">(i) are no less than 1000m² in area, and</p> <p style="margin-left: 20px;">(ii) have a maximum width to depth ratio of 1:4</p>

(c) Character and amenity

(i) Amenity

Specific Outcomes	Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)
<p>05 Uses and associated works are located, designed and operated to minimise adverse affects on the following:</p> <p>(a) the existing quality of air, water, soil and acoustic and visual environments characterising the local area,</p> <p>(b) the privacy and amenity of adjacent properties and public spaces,</p> <p>(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</p> <p>(d) if for <i>Residential uses</i>, the effective operations of adjacent non-residential activities³ and stock routes.</p>	<p>S5.1 Uses and associated works for <i>Rural service industry</i>, all <i>Commercial uses</i> (except <i>Small-scale tourist facility</i>), all <i>Industrial uses</i> (except <i>Extractive industry</i> or <i>Borrow Pit</i>) and all <i>Community</i> and <i>Recreational uses</i> are separated from the property boundary of a dwelling unit on an adjoining property by at least 8 metres.</p> <p>S5.2 Uses and associated works for activities specified in S5.1 that abut a <i>Residential use</i> are screened from view to a dwelling unit by landscape planting of at least 2 metres deep to the relevant property boundary/s.</p>

³ If abutting the Rural Locality, buffer distances will be informed by the approach in the Guidelines to SPP1/92

(ii) *Appearance and scale*

Specific Outcomes	Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)
<p>06 Uses and associated works are located and designed and of a type, finish and scale so:</p> <ul style="list-style-type: none"> (a) the scale and character of the local built form is maintained or complemented, (b) the qualities of places with architectural, cultural, historical or streetscape/landscape values are protected (c) 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, (d) micro-climatic conditions and energy efficient technologies are optimised, (e) noise attenuation devices are compatible with the setting, (f) materials and finishes visible from roads and adjoining residences are not excessively contrasting or reflective, and (g) adequate screening of materials stored outdoors when viewed from adjacent premises and public spaces is maintained. 	<p>S6.1 Height:</p> <p>Buildings or structures, other than for a <i>Bed and breakfast, Small-scale tourist facility, Home-based business, Local utility, Telecommunication facility (medium impact)</i> are not higher than the following measured from ground level:</p> <ul style="list-style-type: none"> (a) 8.5 metres, or (b) for outbuildings – 3.5 metres. <p>S6.2 On-Site Storage:</p> <p>For non-residential uses, any on-site storage that faces a road frontage, park or <i>Residential use</i> is screened by a 1.8 metre high fence around the fully perimeter.</p> <p>■ ■</p>

(iii) *Landscaping*

Specific Outcomes:
<p>07 Landscaping is designed⁴ and located to:</p> <ul style="list-style-type: none"> (a) integrate with established streetscape and landscape, (b) protect the visual and landscape quality of the major roads, landmarks and entry points, (c) ensure pedestrian and vehicular sight lines are protected and pedestrian safety and comfort is maximised, (d) integrate with site topography, soils and natural drainage systems, (e) protect and enhance areas with ecological, scenic, aesthetic and cultural heritage value, (f) be easily and readily maintained, optimising the efficient use of water through planting of endemic species that minimise maintenance costs, and (g) offer effective screening and buffering of incompatible activities: <ul style="list-style-type: none"> (i) from view from roads and other public open spaces, and (ii) from view and audibility regarding sensitive receptors.

⁴ Refer to Council's Planning Scheme Policy on Landscaping.

(iv) *Floodlighting*

Specific Outcomes:	
O8	Light spill associated with flood lighting installed on premises is minimised to an acceptable level having regard to:
(a)	potential nuisance to adjoining premises and safety for road users and aircraft operation, and
(b)	ambient levels of light in the locale.

(v) *Fences and walls*

Specific Outcomes:	
O9	Fences and walls are located and designed to:
(a)	complement established streetscape, built and landscape form,
(b)	maintain local character, amenity, privacy and environment, and
(c)	assist with noise attenuation, visual screening and public safety.

(vi) *Advertisement devices*

Specific Outcomes	Acceptable Solutions (if self assessable)	
	Probable Solutions (if code assessable)	
O10 Advertisement devices are:	S10.1 Advertisement devices are designed and located in accordance with the standards in Schedule 4 ⁵ .	
(a) compatible with the:		
(i) character of the predominant built form, streetscape and landscaping on the site and adjacent properties, and		
(ii) amenity of the local area; and		
(b) located and designed so:		
(i) as not to create a hazard to people and vehicles,		
(ii) materials and styles complement those in buildings on-site,		
(iii) as to integrate with the design, scale and proportions of buildings, works and landscaping on the site,		
(iv) a proliferation of signage and associated visual and physical clutter is minimised, and		
(v) the use of roof advertising panels and above awning signs is avoided.		

⁵ 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) Vehicular parking, access and movement

Specific Outcomes	Acceptable Solutions (if self assessable)	
	Probable Solutions (if code assessable)	
011 Vehicle parking, access and manoeuvring areas are provided, designed and constructed to:	S11.1 (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 of the Table where the rate applies to all uses except <i>Farming, Dwelling house, Bed and breakfast, Home-based business</i> and a <i>Community use</i> (described in Schedule 5, Division 1), and
(b) integrate with the streetscape,		(ii) in accordance with the design and construction standards in Division 2, Schedule 1.
(c) safely, conveniently and effectively service the use without impacting negatively on the:		(b) Site ingress and egress for all uses except <i>Farming</i> and <i>Forestry business</i> :
(i) amenity, character and safety of adjacent premises or stock routes,		(i) comprises 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) comprises a vehicular crossover located, designed and constructed in accordance with the standards nominated in Table S2.7 (a)(3) of Schedule 2, or
(iii) intersection works or State-controlled roads servicing the site,		(iii) if adjoining a road intersection, results in the access having a set back of at least 10 metres to the intersection.
(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,		
(e) allow ease of access by people with limited mobility (eg those in a wheelchair or walker, with prams, etc), and		
(f) provide for emergency vehicle access.		

(e) Infrastructure

Specific Outcomes

Acceptable Solutions (if self assessable)

Probable Solutions (if code assessable)

Specific Outcomes		Acceptable Solutions (if self assessable)	Probable Solutions (if code assessable)
012	<p>(a) Necessary infrastructure is 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>	S12.1	<p>(a) The road frontage of the development is constructed to:</p> <p>(i) the standard of service for reserve/carrageeway width, drainage and footpaths in Table S2.2 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 Table S2.2 of Schedule 2.</p> <p>(c) Water supply, sewerage and stormwater drainage is provided to:</p> <p>(i) the applicable planned standard of service nominated for:</p> <p>(A) a use in the applicable use code in Part 4, Division 2, or</p> <p>(B) other development, as specified in Divisions 3 and 4 of Schedule 2, and</p> <p>(ii) the construction standards nominated in Divisions 3 and 4 of Schedule 2.</p> <p>(d) Premises are supplied with reticulated electricity/communications services.</p> <p>(e) Except for <i>Farming, Dwelling house, Relatives unit</i> or <i>Caretakers residence</i>, an area is dedicated to the collection and/or storage of solid waste on the premises which is:</p> <p>(i) level and provided with impervious hard stand and drained,</p> <p>(ii) if facing a road frontage, park or Residential use, is screened by a 1.8 metre high fence around the full perimeter, and</p> <p>(iii) banded if wastes are hazardous or dangerous.</p>

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

(f) Earthworks

Specific Outcomes	Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)
<p>013 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:</p> <ul style="list-style-type: none"> (a) privacy and visual and community amenity, (b) environmental values in receiving environments, (c) flooding and drainage flow rates, volumes and natural flood storage capacity, (d) potential for point source discharge or concentration of flows, (e) land and foundation stability, (f) erosion or saline prone lands, (g) soil conservation works, (h) riparian lands, (i) site contamination on the site or through imported material, (j) life and property, and (k) public utilities. 	<p>S13.1 Filling, drainage, grading or excavation of land is undertaken so that:</p> <ul style="list-style-type: none"> (a) land has a minimum slope of 0.25%, (b) Cut and fill does not exceed a plane described as: <ul style="list-style-type: none"> (i) 200mm beyond the natural ground level measured at the property boundary, and (ii) 800mm beyond the natural ground level measured 1.5m inside the property boundary and does not exceed 2m over the natural ground level of any point of the site. (c) Cut and fill is setback at least 2 metres from: <ul style="list-style-type: none"> (i) lands below the highest known flood level; (ii) lands used for local or major utilities; or (iii) overland flow paths (d) batter slopes are not steeper than 33%, (e) terracing is stepped at equal horizontal and vertical intervals, and (f) works do not: <ul style="list-style-type: none"> (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. <hr/> <p>S13.2⁶ Where the excavation and/or filling is intended to or causes the retention of water (such as a dam):</p> <ul style="list-style-type: none"> (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.

⁶ 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.

