

6 DEVELOPMENT CODES

Historic Version
Redcliffe City Planning Scheme

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6.1 BUILDING AND WORKS CODE

The provisions in this division comprise the Building and Works Code. They are -

- 1) Compliance with the Building and Works Code (section 6.1.1);
- 2) Overall Outcomes of the Building Works Code (section 6.1.2); and
- 3) Assessment criteria (section 6.1.3)
 - A) Acceptable solutions for self-assessable development
 - B) For all building works;
 - C) House;
 - D) Open carport;
 - E) Garages;
 - F) Pools; and
 - G) Vehicular invert and footpath crossings; and
- 4) Assessment criteria for code assessable development:
 - A) General – For all Building and Works
 - B) Buildings and structures adjoining canals;
 - C) House; and
 - D) Operational Work.

6.1.1 COMPLIANCE WITH THE BUILDING WORKS CODE

Development that complies with the acceptable solutions for self assessable development or the specific outcomes for assessable development in section 6.1.3 complies with the Building Works Code.

6.1.2 OVERALL OUTCOMES FOR THE BUILDING WORKS CODE

- 1) The overall outcomes are the purpose of the code.
- 2) The overall outcomes sought for the Building Works Code are the following -
 - A) Building work is designed and constructed to protect and enhance the existing and planned amenity and character of the zone and preferred use area.
 - B) Building work is of a scale and form which is intended for development in the zone and preferred use area.
 - C) Building work is consistent with the reasonable expectations of residents of the zone and preferred use area especially in relation to the scale and form of development which is intended for the zone and preferred use area.
 - D) Building work is not for a use which would be an inconsistent use in the zone and preferred use area.

6.1.3 ASSESSMENT CRITERIA

Concurrence agency issues associated with a house

For the purpose of this code the following acceptable solutions associated with a house are concurrence agency issues in accordance with the *Sustainable Planning Regulation 2009*:

(a) For all building works

- AS1 corresponding to SO1
- AS4 corresponding to SO4
- AS6 corresponding to SO5 and SO7

(b) House

- AS1 corresponding to SO8
- AS2 corresponding to SO8
- AS3 corresponding to SO8
- AS4 corresponding to SO10
- AS5 corresponding to SO10
- AS7 corresponding to SO9
- AS8 corresponding to SO8

(c) Open carports

- AS1 corresponding to SO9
- AS4 corresponding to SO9
- AS6 corresponding to SO9

(d) Garages

- AS1 corresponding to SO9
- AS2 corresponding to SO9
- AS3 corresponding to SO9

These are acceptable solutions about which Council may exercise some discretion as a concurrence agency under the *Sustainable Planning Act 2009*. Where self-assessable development can not comply with one or more of the acceptable solutions for self-assessable development listed as concurrence agency issues, Council will be a Concurrence Agency for assessment of those aspects of a Development Application for Building Works. Non-compliance will be assessed by Council against the corresponding applicable specific outcomes in section (2) Assessment criteria for assessable development. Noncompliance with an acceptable solution for a concurrence agency issue does not change the assessment category.

Where the development does not comprise a house or does not comply with one or more of the remaining acceptable solutions for self-assessable development an application will be required to be lodged with Council in accordance with the relevant assessment table contained in Section 4 – Zones and Section 5 – Overlays.

(1) Acceptable solutions for self-assessable development

NOTE:

Where the Planning Scheme does not set a specific requirement with regard to building works the provisions contained within the Queensland Development Code, and the Building Code of Australia apply, eg side and rear boundary setbacks for carports, garages and dwelling houses.

(a) For all building works

- AS1 A building and structure does not exceed the number of storeys and height specified on the Building Heights Plan; and
- AS2 Where filling of the land is proposed, the minimum kerb level:
 - a) in new estates is RL2.51 AHD with a minimum surface slope within the lot of 1:150 from the kerb to the rear of the lot; and
 - b) in existing developed urban areas is RL2.16 AHD with a minimum surface slope within the lot of 1:150 from the kerb to the rear of the lot; and
- AS3 Retaining features in any single elevation are a maximum of 1.2m in height; and
- AS4 Walls or fences on street boundaries that are over 1.2m in height and less than 50% transparent are:
 - a) articulated (see figure 6.1 for an example of this); or
 - b) setback a minimum of 0.3m from the boundary and plants established within the setback.and;
- AS5 All fences or a combination of fences, walls or retaining walls have a maximum height of 2m from natural ground level with the exception of pool fencing for an approved pool which complies with the minimum standard; and
- AS6 The setback of any building, swimming pool, shade cover, pergola, patio, etc., or retaining wall to a canal boundary is 4.5m; and
- AS7 The minimum habitable floor level shall be 225mm above the level stated in AS2, as if the block was filled.

(b) House:

- AS1 Any building or structure (excluding an open carport, verandahs or decks, garage or fence) is setback a minimum of 6m from any road alignment; and
- AS2 Covered verandahs or decks are setback a minimum of 4.5m from a road alignment; and
- AS3 Uncovered verandahs or decks are setback a minimum of 3m from a road alignment; and
- AS4 Recreation space is provided with a minimum area of 25m² in a single area with a minimum dimension of 4.5m; and
- AS5 Recreation areas are accessible from a living area of the house (a living area does not include a bedroom, bathroom or laundry); and
- AS6 The primary recreation area is located with a northerly or easterly aspect; and
- AS7 A minimum of 1 covered and 1 uncovered parking space is provided within the boundaries of the site.
- AS8 In the case of lots with more than one (1) frontage, the minimum setback to the secondary frontage(s) for AS1 and AS2 above shall be 3m.

(c) Open Carport:

- AS1 A minimum setback 0.5m from any road alignment for a double carport or a minimum setback of 5.5m from any road alignment for a single carport (except where there is no existing covered parking and the siting of the dwelling or the dimensions of the allotment is such that no alternative parking area can be located on the allotment); and

- AS2 The elevation of the carport opening facing the street has a maximum opening of 6.0m; and
- AS3 Roof lines, materials and colours reflect those of the existing or proposed house; and
- AS4 The carport is located to ensure that a minimum of two cars can be accommodated on the property; and

NOTE:

AS4 does not apply to existing houses where no covered parking is provided, or for replacement of an existing structure in the same location.

- AS5 Roof water does not enter neighbouring properties; and
- AS6 Doors are located 0.5m or more from a road alignment provided the doors do not open over the footpath.

(d) Garages:

- AS1 Double garages are setback a minimum of 3m from a road boundary, where not designed to match the existing roofline of the dwelling; and
- AS2 Single garages are setback a minimum of 5.5m from the road boundary, where not designed to match the existing roofline of the dwelling (except where there is no existing covered parking and the siting of the dwelling or the dimensions of the allotment is such that no alternative parking area can be located on the allotment); and
- AS3 Double garages are setback a minimum of 0.5m from the road alignment where designed to match the existing roofline of the dwelling; and
- AS4 Garages may be provided with roller doors provided such doors do not open over the footpath.

(e) Pools

- AS1 The finished level of the surrounding ground level does not exceed natural ground level or does not interfere with overland drainage.

NOTE:

- Setbacks are measured from the outermost projection of the pool structure.
- The *Standard Building Regulation*, the *Building Code of Australia* and *AS1926.1 - 1993* and *AS1926.2 - 1995* detail the requirements for pool fencing.

(f) Vehicular invert and footpath crossings

- AS1 Vehicular invert and footpath crossings for residential uses are provided in accordance with Drawing ST-R005.
- AS2 Vehicular invert and footpath crossings for industrial or commercial uses are provided in accordance with Drawing R0051 of the IPWEA (Institute of Public Works Engineers Australia) Manual.
- AS3 There is a maximum of 1 vehicular invert and footpath crossing per property.

(2) Assessment criteria for assessable development

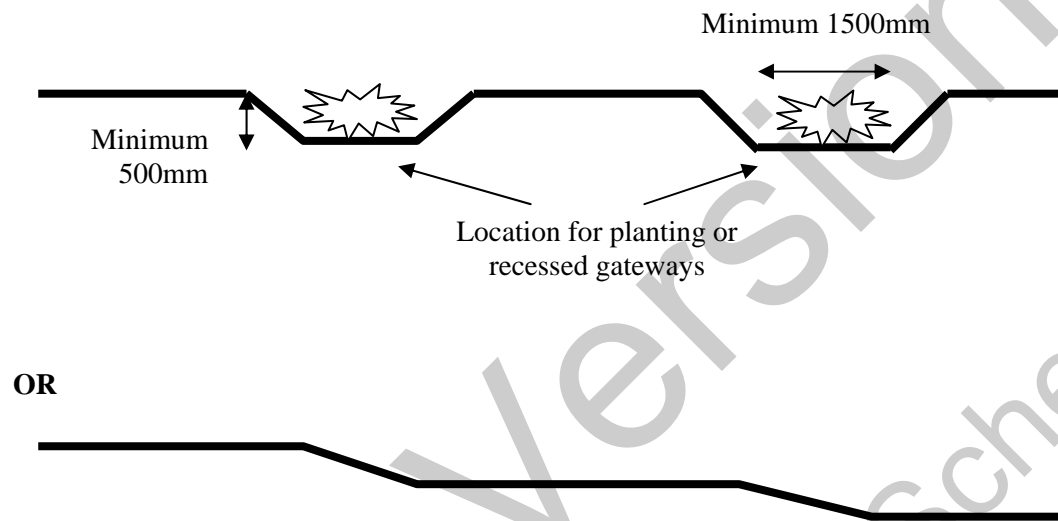
Specific Outcomes	Probable Solutions
(A) GENERAL – FOR ALL BUILDING AND WORKS	
<p>SO1 Building Work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development:</p> <ul style="list-style-type: none"> a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: <ul style="list-style-type: none"> (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is orientated towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) provides a cohesive and legible built form; and h) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook. 	<p>PS 1.1 A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan; and</p>
<p>SO2 Building and or Operational Work and demolition work associated with the existing building under this approval be in accordance with the following:</p> <ul style="list-style-type: none"> a) Commencement times: <ul style="list-style-type: none"> i) 7am Monday to Friday from May to September; and ii) 6:30am Mondays to Friday from October to April; and iii) 7am Saturdays all year round. b) Completion times: <ul style="list-style-type: none"> i) 6pm Monday to Friday from May to September; and ii) 6:30pm Monday to Friday from October to April; and iii) 5pm Saturdays all year round. <p>No works are permitted on Sundays and Public Holidays.</p>	

Specific Outcomes	Probable Solutions
<p>SO3 Roof water is directed to the street or other lawful point of discharge.</p>	<p>PS 3.1 The minimum kerb level:</p> <ul style="list-style-type: none"> a) in new estates is RL2.51 AHD with a minimum surface slope within the lot of 1:150 from the kerb to the rear of the lot; and b) in existing developed urban areas is RL2.16 AHD with a minimum surface slope within the lot of 1:150 from the kerb to the rear of the lot.
<p>SO4 Fencing and retaining features contribute positively to the streetscape and pedestrian safety.</p>	<p>PS 4.1 Retaining features are a maximum of 1.2m in height; and</p> <p>PS 4.2 Fences or walls (or a combination) on side or front/street boundaries of residential lots are up to 1.2m high forward of the setback of the house/residential building to the front/street boundary.</p> <p>OR</p> <p>PS 4.3 Walls or fences on street boundaries are articulated where the height is more than 1.2m; and</p> <p>PS 4.4 Fencing on the road boundary or on the boundary to public land (parks, foreshore etc) does not exceed 1.8m; and</p> <p>PS 4.5 All fences or a combination of fences, walls or retaining walls have a maximum height of 2m from natural ground level with the exception of pool fencing for an approved pool which complies with the minimum standard.</p>
<p>(B) BUILDINGS AND STRUCTURES ADJOINING OR OVER CANALS</p>	
<p>SO5 Buildings, swimming pools and retaining walls within 4.5m of a canal boundary ensure that the stability of the area (including the site, adjoining sites and the canal) is not compromised.</p>	
<p>SO6 Decks, Boardwalks and pontoons adjoining canals are designed and constructed to be safe and complimentary to the use of canals.</p> <div data-bbox="244 1395 855 1525" style="border: 1px solid black; padding: 5px;"> <p>NOTE: S8.3, <i>Planning Scheme Policy 3 – Decks, Boardwalks and Pontoons</i> over canals details the standards for installing a deck, boardwalk or pontoon.</p> </div>	
<p>SO7 Buildings and structures adjoining canals or waterways are sited so that no significant loss of amenity to adjacent land or dwelling units occurs considering:</p> <ul style="list-style-type: none"> a) privacy and overlooking; b) building character and appearance; c) building massing and scale when viewed from neighbouring premises; and d) the geotechnical characteristics of the site. <div data-bbox="244 1839 855 1968" style="border: 1px solid black; padding: 5px;"> <p>NOTE: S8.3, <i>Planning Scheme Policy 3 – Decks, Boardwalks and Pontoons</i> over canals details the standards for installing a deck, boardwalk or pontoon.</p> </div>	

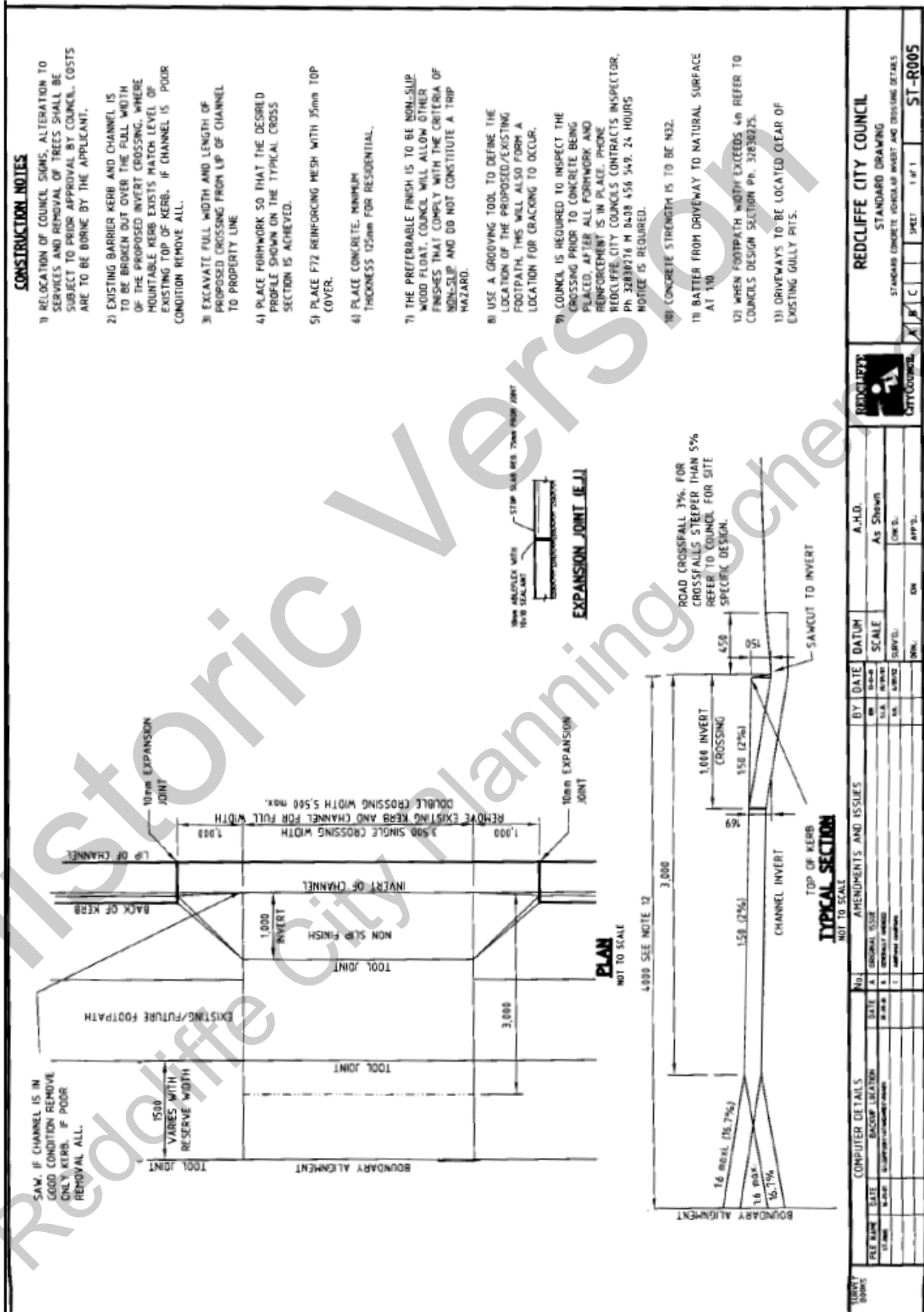
Specific Outcomes (C) HOUSE		Probable Solutions
SO8	Setbacks of houses contribute positively to the amenity of the locality.	PS 8.1 The facade of the house is setback 6m from any road alignment.
SO9	Car accommodation is adequate and does not dominate the streetscape.	PS 9.1 A minimum of 1 covered and 1 uncovered parking space is to be provided within the boundaries of the site; and PS 9.2 Double garages and carports are setback a minimum of 3m from the road alignment where not designed to match the existing roofline of the dwelling. PS 9.3 Double garages and carports are setback a minimum of 0.5m from the road alignment where designed to match the existing roofline of the dwelling. PS 9.4 Single garages and carports are setback a minimum of 5.5m from the road alignment. PS 9.5 Garages and carports may be provided with roller doors provided such doors do not open over the footpath.
SO10	Houses have adequate and appropriate recreation space.	PS 10.1 Recreation space is provided with a minimum area of 25m ² in a single location with a minimum dimension of 4.5m; and PS 10.2 Recreation areas are accessible from a living area of the house (a living area does not include a bedroom, bathroom or laundry); and PS 10.3 The primary recreation area is located with a northerly or easterly aspect.
SO11	The location, height, extent and construction materials of retaining walls minimises adverse visual impacts.	PS 11.1 The combined height of a retaining wall and fence does not exceed 2m.
SO12	Fencing and walls assist in: a) orientating the house to the street; b) safety and surveillance; c) providing privacy for open space areas; d) providing an acoustic barrier for traffic noise; and e) highlighting entrances.	
(D) OPERATIONAL WORKS		
SO13	Operational works for roads, water and sewerage provision, drainage or any other types are designed and undertaken to an appropriate standard so they: a) are safe while the works are being undertaken and after works are completed; b) do not result in any adverse impacts on the environment or property; c) maintain the amenity of the area both during and after construction; and d) result in high quality and efficient services that are suitable for their intended use.	PS 13.1 Works are undertaken in accordance with section 8.10, <i>Planning Scheme Policy 10 – Works (Development Standards Manual)</i> .

FIGURE 6.1

EXAMPLE OF ARTICULATED FENCELINE



Articulated to prevent long expanses of straight fence line.



6.2 BUSINESS AND COMMERCIAL USES CODE

The provisions in this division comprise the Business and Commercial Uses Code. They are -

- 1) Compliance with the Business and Commercial Uses Code (section 6.2.1);
- 2) Overall Outcomes of the Business and Commercial Uses Code (section 6.2.2); and
- 3) Assessment criteria (section 6.2.3) being:
 - A) Acceptable solutions for self-assessable development
 - i) Business Premises, food service and shop
 - ii) Display Home / Estate Sales Office
 - B) Assessment criteria for code assessable development
 - i) General – for all business and commercial uses including Business premises, food services and shops
 - ii) Car parks
 - iii) Outdoor sales premises
 - iv) Service stations
 - v) Showrooms/superstores;
 - vi) Business or commercial uses where not located in the Retail Core or Frame Business Zones.

6.2.1 COMPLIANCE WITH THE BUSINESS AND COMMERCIAL USES CODE

Development that complies with the acceptable solutions for self assessable development or the specific outcomes for assessable development in section 6.2.3, complies with the Business and Commercial Uses Code.

6.2.2 OVERALL OUTCOMES FOR THE BUSINESS AND COMMERCIAL USES CODE

- 1) The overall outcomes are the purpose of the code.
- 2) The overall outcomes sought for the Business and Commercial Uses Code are the following -
 - A) Business and commercial uses are designed and constructed to protect and enhance the existing and planned amenity and character of the zone and preferred use area.
 - B) Business and commercial uses are of a scale and form which is intended for development in the zone and preferred use area.
 - C) The design and layout of development promotes public safety and provides casual surveillance of public places.
 - D) Landscape works in the private and public realm promote the identity of the locality.

6.2.3 ASSESSMENT CRITERIA

NOTE:

Where the development can not comply with the acceptable solutions an application will be required to be lodged with the Council in accordance with the relevant assessment table contained in Section 4 – Zones and Section 5 – Overlays.

(1) Acceptable solutions for self-assessable development

(a) Business Premises, food service and shop

- AS1 There is a concrete pedestrian pavement:
- 1) in Preferred Use Area 5 and 9 and on Anzac Avenue in Preferred Use Area 6 indicated on the Zoning plan, for the full width of the footpath;
 - 2) in Preferred Use Areas 7 and 10 indicated on the Zoning Plan, 3.6m wide;
 - 3) in Preferred Use Area 8 and on Boardman Road in Preferred Use Area 6 indicated on the Zoning plan, 1.2m wide.
- The remainder of the footpath, if not concrete for the full width is levelled, topsoiled and turfed.
- AS2 A cantilevered awning is provided across the full frontage of the site; and
- AS3 Provision for loading, unloading, parking and manoeuvring of vehicles on site is in accordance with s7.2, *Schedule 2 - Car parking*; and
- AS4 Refuse bin storage, loading and unloading occurs on site; and
- AS5 Business or Community Use Identification Signs are provided in accordance with s7.1, *Schedule 1 - Signs*; and
- AS6 A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan

(b) Display Home / Estate sales office

- AS1 The use of the premises for a display home / estate sales office is for a maximum of 2 years; and
- AS2 The use is conducted in an approved dwelling unit; and
- AS3 Car parking is provided in accordance with s7.2, *Schedule 2 - Car parking*; and
- AS4 Business or Community Use Identification Signs are provided in accordance with s7.1, *Schedule 1 - Signs*; and
- AS4 A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.

(2) Assessment criteria for assessable development

Specific Outcomes		Probable Solutions
(A) GENERAL – FOR ALL BUSINESS PREMISES AND COMMERCIAL USES		
1 Site size		
SO1	The size and shape of the site is sufficient to accommodate: a) the building(s); b) required parking area; c) service areas; d) service vehicle access; e) landscaping; and f) water harvesting systems to provide the development with water for re-use.	PS 1.1 The site has a minimum frontage of 30m. PS 1.2 The site incorporates a water harvesting tank capable of holding a minimum volume of 5,000 litres.
2 Building Design		
SO2	Development addresses the street and contributes to active street frontages.	PS 2.1 In the Retail Core or Frame Business Zones the setback to street alignments is a maximum of 3m; or PS 2.2 Open air plazas are incorporated into the building design. PS 2.3 Pedestrian entrances to buildings are clearly visible from the pedestrian and vehicle access points to the site. PS 2.4 Windows and balconies address the street and any public areas. PS 2.5 Buildings on corner sites are designed to emphasise their location. PS 2.6 Buildings address street frontages and public spaces.
SO3	Building Work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is orientated towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) provides a cohesive and legible built form; and h) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook.	PS 3.1 A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan; and

Specific Outcomes		Probable Solutions
SO4	Setbacks to all boundaries are compatible with adjacent land uses and contribute positively to the amenity and character of the location.	
SO5	Building entrances are expressed on the facade of buildings with use of massing elements, articulation and use of materials and colour.	
SO6	Signage is safe, integrated into entrance features and is complimentary to the character and scale of the locality.	PS 6.1 Business or Community Use Identification Signs comply with s7.1, <i>Schedule 1 – Signs</i> .
SO7	Public facilities are provided on site.	
3 Pedestrians		
SO8	The use contributes to pedestrian access and amenity.	PS 8.1 The external works provide: a) footpaths/cyclepaths; and b) access for people with disabilities; and c) pram crossings at road intersections. and PS 8.2 A cantilevered awning is provided across the full frontage of the footpath; and PS 8.3 There is a concrete pedestrian pavement: a) 3.6m wide for the full length of the road frontage; or b) for the full width of the footpath under any awning of building cantilevers.
SO9	Pedestrian walkways on the site link to adjacent developments within the boundary setbacks.	
SO10	Pedestrians have convenient access to and from the site.	PS 10.1 There is a pedestrian pathway from the road frontage and through the car park, to the entry of the building.
SO11	Facilities for pedestrians and cyclists are provided which support alternative transport to the private motor vehicle.	PS 11.1 Where the floor area is both over 500m ² and there are more than 10 employees or where the use is targeted toward youths: a) secure areas for bike storage are provided; and b) lockers are provided on site; and c) staff change rooms and showers are provided on site.
4 Refuse storage		
SO12	Refuse bin storage, loading and unloading occurs on site.	
(B) CAR PARK		
SO13	Car parks are appropriate in design and number for their intended use and do not rely on car stackers to meet the required number of spaces.	PS 13.1 Car parks are provided in accordance with s 7.2, <i>Schedule 2 - Car parking</i> .
SO14	Where the required parking is located in a public car park on another site, the parking spaces allocated for the use are conveniently located.	
SO15	Car parks contribute positively to the amenity of the surrounding locality in regard to: a) design; b) landscaping; c) lighting (including safety lighting and headlight glare); d) location; e) noise; f) safety; and g) traffic impacts.	PS 15.1 Separation of car parking areas is in accordance with s 7.5, <i>Schedule 5 - Separation of incompatible land uses</i> ; and PS 15.2 Car parking areas are designed and located in accordance with s 7.2, <i>Schedule 2 - Car parking</i> . <div style="border: 1px solid black; padding: 5px;">NOTE: Please see s 8.6, <i>Planning Scheme Policy 6 - Information that may be requested to determine the requirements for a traffic circulation and parking study</i>.</div>

Specific Outcomes		Probable Solutions
(C) OUTDOOR SALES PREMISES		
SO16	The size and dimensions of the site to accommodate the outdoor sales premises is appropriate.	PS 16.1 Minimum site area of 1000m ² ; and PS 16.2 Minimum frontage of 30m.
SO17	The site is designed to ensure safety.	PS 17.1 A separation kerb is constructed 750mm, from and parallel to the public road frontage (including the kerb width), and extending the full width of the site with the exception of the ingress and egress points. OR PS 17.2 Other measures are taken to ensure goods for sale do not protrude onto the footpath.
(D) SERVICE STATION		
SO18	The service station site is of sufficient area to accommodate the development.	PS 18.1 The minimum site area is 1500m ² .
SO19	Buildings, structures and car parking are setback from boundaries maintaining amenity and streetscape character.	PS 19.1 Pumpheads and awnings are setback a minimum of 7.5m from road frontages; and PS 19.2 All other buildings and structures (other than pumpheads and awnings) are setback a) a minimum of 13.5m from road frontages; and b) a minimum of 2m from the side and rear boundaries OR PS 19.3 Where the site abuts an existing or future residential area, all building, fuel pumps and structures are setback a minimum of 10m from the side and rear boundaries. AND PS 19.4 Separation of parking manoeuvring and loading areas from adjacent uses is in accordance with section 7.5, <i>Schedule 5 – Separation of incompatible land uses</i> .
SO20	The service station has minimal impact on the natural and built environment having regard to: a) noise; b) fumes; c) odour; d) lighting; e) water, air and soil quality; and f) safety hazards.	
SO21	The service station has safe and convenient access to and from the site for all vehicles entering and leaving the site.	PS 21.1 Where the site has 1 road frontage, the minimum frontage is 50m. OR PS 21.2 Where the site is a corner site, the length of any one road frontage is a minimum of: a) 45m and has a maximum of 2 access points; or b) 35m and has a maximum of 1 access point. AND PS 21.3 The frontage of the site is marked with a kerb, dwarf wall or similar vehicular barrier for the full length, excluding crossovers; and PS 2214 Construction standards are in accordance with section 8.10, <i>Planning Scheme Policy 10 – Works (Development Standards Manual)</i> .

Specific Outcomes	Probable Solutions
SO22 Footpaths, kerb and channel are provided to an appropriate standard.	PS 22.1 Construction standards are in accordance with section 8.10, <i>Planning Scheme Policy 10 – Works (Development Standards Manual)</i> .
SO23 Stormwater is removed from the site to an appropriate standard.	PS 23.1 Stormwater drainage is provided in accordance with section 8.10, <i>Planning Scheme Policy 10 – Works (Development Standards Manual)</i> .
SO24 Traffic and parking generated by the service station results in acceptable impacts on adjacent land and local road users. <div>NOTE: S 8.6, <i>Planning Scheme Policy 6 - Information that may be requested</i> provides details on the minimum requirements for a traffic circulation and parking study.</div>	
SO25 Traffic and pedestrian access to and from the site is safe and convenient.	PS 25.1 Where the service station has a convenience retail function, pedestrian access is provided from the street to the entry of the building.
SO26 Retail components of the service station are supplementary to the service station.	PS 26.1 The maximum area of retail space is 80m ² .
(E) SHOWROOMS / SUPERSTORES	
SO27 The location of entrances, windows and balconies on buildings contributes to the vibrancy and safety of these places by overlooking street frontages, public spaces and car parking areas.	
SO28 Landscaping enhances the appearance of buildings on all street frontages and external and internal areas.	PS 28.1 Landscaping is provided in accordance with s 7.4, Schedule 4 – Landscaping
SO29 Buildings present varying and interesting facade treatments.	
(F) ADDITIONAL OUTCOMES FOR BUSINESS AND COMMERCIAL USES THAT ARE NOT LOCATED IN THE RETAIL CORE, FRAME BUSINESS OR OPEN SPACE AND RECREATION (PUA23) ZONES	
SO30 Premises provide a local function, are limited in size and do not directly compete with the urban villages.	PS 30.1 Premises have a maximum gross floor area of 200m ² ; and PS 30.2 The height of buildings is consistent with the maximum for the zone where the site is located.
SO31 Setbacks of buildings are compatible with those in the surrounding area.	
SO32 Buildings have a character consistent with the surrounding area.	

6.3 CANAL CODE

The provisions in this division comprise the Canal Code. They are -

- 1) Compliance with the Canal Code (section 6.3.1);
- 2) Overall Outcomes of the Canal Code (section 6.3.2); and
- 3) Assessment criteria (section 6.3.3)

6.3.1 COMPLIANCE WITH THE CANAL CODE

Development that complies with the acceptable solutions for self assessable development or the specific outcomes for assessable development in section 6.3.3 complies with the Canal Code.

6.3.2 OVERALL OUTCOMES FOR THE CANAL CODE

- 1) The overall outcomes are the purpose of the code.
- 2) The overall outcomes sought for the Canal Code are the following-
 - A) Canals are designed for easy navigation.
 - B) Canals are stable and require minimal ongoing maintenance.
 - C) Canals are safe.
 - D) Canals contribute positively to the environment in relation to water quality and appearance.
 - E) Canals are designed as receiving waters for stormwater drainage flows.

6.3.3 ASSESSMENT CRITERIA

(1) Assessment criteria for assessable development

Specific Outcomes		Probable Solutions
1 Design and Construction		
SO1	The canal: <ol style="list-style-type: none"> a) does not cause additional flooding; b) does not result in an adverse effect by erosion or on deposition conditions within the existing environment; c) revetment walls that are not rock revetments are located within the property; d) is designed to minimise maintenance requirements; and e) provides access for maintenance. 	
SO2	The depth and width of canals allows for navigation.	NOTE: S8.3, <i>Planning Scheme Policy 3 – Decks, Boardwalks and Pontoons over Canals</i> details the standards for the establishment of these structures.
SO3	Decks, boardwalks and moorings over or adjoining canals are suitable in regard to location and structure.	
SO4	The canal incorporates structures, profiles and materials that prevent infill, slippage and siltation.	

Specific Outcomes		Probable Solutions
SO5	The canal and adjoining property profile is designed and constructed for: a) long term stability against tides; b) boat wash; c) withstanding wind induced waves; d) stormwater drainage flows; and e) withstanding storm surge.	
SO6	The design of the canals ensures that midge populations are not facilitated and habitat for vermin is minimised.	PS 6.1 The design of canals does not include sandy beaches.
SO7	The location and design of revetments / walls ensures that: a) the waterway provides a suitable navigation channel; and b) there is reasonable boat storage at or on pontoons or jetties for each waterfront property; and c) there is reasonable opportunity to construct boat ramps; and d) water quality within the waterway during normal tidal flows is maintained; and e) flood conveyance and flood storage requirements during flood flows are maintained; and f) marine vegetation growth is minimised.	
SO8	Canal widths and depths are sufficient for 2 boats to pass, taking into account: a) bank and bed stability; and b) navigational requirements; and c) pontoon / mooring design and type; and d) tide levels.	
2 Water Quality		
SO9	Water quality is maximised through: a) canal length; and b) geometry; and c) orientation; and d) interconnectivity; and e) tidal flushing; and f) maximising the volume of stormwater that passes through a stormwater quality improvement device prior to discharge into the canal.	
SO10	Canals are designed to minimise disturbance of Acid Sulfate Soils.	
SO11	Parks or reserves (road or drainage) are located at the head of canals to maximise mixing through wind action and allow access for maintenance.	
SO12	The depth of canals maximises tidal flushing, mixing by wind action and reduces demand for dredging.	
3 Buildings on lots adjoining canals		
SO13	Setbacks allow for adequate amenity (views, shadows and airflow) and the efficient use of the site.	

Specific Outcomes	Probable Solutions
SO14 The setbacks of buildings and structures where there are additional constraints regarding: a) foreshore protection; b) geotechnical stability; c) potential structural safety hazards; d) hydraulic performance; e) environmental values of the water body; f) maintenance of public access areas; and g) the existing or intended function of the water body are appropriate.	

6.4 COMMUNITY USES CODE

The provisions in this division comprise the Community Uses Code. They are:

- Compliance with the Community Uses Code (section 6.4.1);
- Overall Outcomes of the Community Uses Code (section 6.4.2); and
- Assessment criteria (section 6.4.3):
 - (1) Assessment criteria for code assessable development:
 - (A) General – For all community uses;
 - (B) Child Care Centres; and
 - (C) Places of Public Worship.

6.4.1 COMPLIANCE WITH THE COMMUNITY USES CODE

Development that complies with the acceptable solutions for self assessable development or the specific outcomes for assessable development in section 6.4.3 complies with the Community Uses Code.

6.4.2 OVERALL OUTCOMES FOR THE COMMUNITY USES CODE

- (1) The overall outcomes are the purpose of the code.
- (2) The overall outcomes sought for the Community Uses Code are the following-
 - a) Community uses are designed and constructed to protect and enhance the existing and planned amenity and character of the zone.
 - b) Community uses are compatible with adjacent zones, preferred use areas and land uses.
 - c) Community uses are located in accessible and convenient locations.
 - d) Access to community uses is safe and equitable.

6.4.3 ASSESSMENT CRITERIA

- (1) Assessment criteria for assessable development

Specific Outcomes		Probable Solutions
(A) GENERAL		
SO1	The site has high accessibility with convenient and safe pedestrian access from existing and proposed public transport infrastructure.	PS 1.1 The site is within 200m walking distance of a public transport stop.
SO2	The community use is located: <ol style="list-style-type: none"> a) in an urban village; or b) in a residential area adjacent to a community focal point or facility; or c) within walking distance of a high proportion of the target population. 	

Specific Outcomes		Probable Solutions
SO3	Community well-being infrastructure such as emergency services facilities, communications networks and hospitals are located where they will continue to operate effectively during and after a natural hazard event.	PS 3.1 Community wellbeing infrastructure is not located in a bushfire risk area; and PS 3.2 Community wellbeing infrastructure is not located in an area subject to flooding.
SO4	The scale, height, setbacks and bulk of any structures or buildings are complementary to the surrounding area.	
SO5	Signage is safe and complimentary to the character and scale of the locality.	PS 5.1 Signage is provided in accordance with s7.1, Schedule 1 – Signs.
SO6	Community uses are complementary to the amenity of the surrounding areas particularly in regard to noise, lighting and hours of operation.	
SO7	Provision for bus parking, loading and unloading is made where appropriate.	
SO8	Access points between public areas (including the footpath) and the development site permits access for people with disabilities.	
SO9	Convenient, safe, legible and clearly visible pedestrian access is provided to the site.	
SO10	Building Work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: <ul style="list-style-type: none"> a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: <ul style="list-style-type: none"> (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is orientated towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) provides a cohesive and legible built form; and h) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook. 	PS 10.1 A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.
(B) CHILD CARE CENTRES		
SO11	The child care centre is located to minimise the introduction of non-local traffic into minor residential streets.	
SO12	There are sufficient car parking spaces and the location of the car parking enables safe pedestrian access between the car parking area and the centre.	

Specific Outcomes	Probable Solutions
SO13 Setbacks from the street frontage and the side and rear boundaries are appropriate to the efficient use of the site and the streetscape character of the local area.	<p>PS 13.1 Buildings, or structures are set back a minimum of:</p> <ul style="list-style-type: none"> a) 6 m from the primary road frontage; and b) 3m from any secondary road frontage; and c) 2 m from all side and rear boundaries; and <p>PS 13.2 Car parking areas are setback a minimum of 2m from all boundaries; and</p> <p>PS 13.3 Setbacks are in accordance with s 7.5, <i>Schedule 5 - Separation of incompatible land uses.</i></p>
(C) PLACE OF PUBLIC WORSHIP	
SO14 The site is appropriately sized.	PS 14.1 The minimum site area is 2000m ² .
SO15 Setback to site boundaries preserve the amenity of the surrounding locality.	PS 15.1 Buildings are set back a minimum of 6m from any site boundary.

6.5 EARTHWORKS CODE

The provisions in this division comprise the Earthworks Code. They are -

- 1) Compliance with the Earthworks Code (section 6.5.1);
- 2) Overall Outcomes of the Earthworks Code (section 6.5.2); and
- 3) Assessment criteria (section 6.5.3).

6.5.1 COMPLIANCE WITH THE EARTHWORKS CODE

Development that complies with the acceptable solutions for self assessable development or the specific outcomes for assessable development in section 6.5.3 complies with the Earthworks Code.

6.5.2 OVERALL OUTCOMES FOR THE EARTHWORKS CODE

- 1) The overall outcomes are the purpose of the code.
- 2) The overall outcomes sought for the Earthworks Code are the following -
 - A) Earthworks are of a scale and form which is intended for development in the zone and preferred use area.
 - B) Earthworks do not adversely affect the built or natural environment.
 - C) Earthworks do not create flooding or drainage problems.

6.5.3 ASSESSMENT CRITERIA

- (1) Assessment criteria for assessable development

Specific Outcomes		Probable Solutions
1 Design and Construction		
SO1	Batters or walls are contained wholly within the lot or development site.	
SO2	Earthworks are undertaken to permit drainage to a suitable and lawful point after completion of the works.	
SO3	Both natural or filled foundation material within the building envelope create a building platform that is: <ol style="list-style-type: none"> a) compacted; b) stable; and c) non-erodible. 	
SO4	Fill material is: <ol style="list-style-type: none"> a) unorganic; b) non-perishable; c) uncontaminated; d) non-reactive; e) compressed appropriately; and f) suitable level of consolidation and stability. 	
SO5	Top soil is removed and stockpiled on the site with sediment and erosion control, prior to filling the site, and replaced after filling is completed.	

Specific Outcomes		Probable Solutions
S06	During any construction phase activities, appropriate sediment and erosion controls are in place to ensure stored or exposed soil remains on the site.	
S07	Any work area surfaces are exposed for the minimum practical time necessary.	
S08	The extent of clearing of vegetation is limited to active works areas only to retain maximum vegetation cover on the site and minimise the potential for erosion.	
S09	Stockpiles are located on level ground away from drainage lines (including gutters) and watercourses.	
S010	Erosion on disturbed slopes is controlled by: a) diversion channels & drains; and b) buffer zones; and c) sediment fences.	
S011	Following cessation of construction works, stabilisation and rehabilitation is undertaken promptly to minimise subsequent erosion potential.	
S012	Erosion control measures are kept in place until the S011 is achieved.	
2 Drainage		
S013	Earthworks, either during or after completion of works, do not cause or increase drainage or flooding problems on adjoining properties.	
S014	Earthworks do not adversely affect the present or estimated future flows of any waterway in a natural or artificial watercourse.	
S015	There is no adverse reduction in the available flood plain volume to temporarily store floodwaters.	
3 Amenity		
S016	Dust generated from the earthworks does not leave the site or result in adverse effects on the local area.	
S017	Completed earthworks do not have an adverse effect on the visual amenity of adjoining properties.	

6.6 INDUSTRIAL USES CODE

The provisions in this division comprise the Industrial Uses Code. They are –

- 1) Compliance with Industrial Uses Code (section 6.6.1)
- 2) Overall outcomes for Industrial Uses Code (section 6.6.2)
- 3) Assessment criteria for the Industrial Uses Code (section 6.6.3) consisting of:
 - A) Acceptable Solutions for Self Assessable Development
 - i) Industry at the Aerodrome & Aerodrome Business
 - ii) Service Trade & Warehouse
 - B) Assessment Criteria for Code Assessable Development
 - i) General
 - ii) Industry at the Aerodrome and Aerodrome Business
 - iii) Service Trade
 - iv) Warehouse

6.6.1 COMPLIANCE WITH THE INDUSTRIAL USES CODE

Development that complies with the acceptable solutions for self assessable development or the specific outcomes for assessable development in section 6.6.3 complies with the Industrial Uses Code.

6.6.2 OVERALL OUTCOMES FOR THE INDUSTRIAL USES CODE

- 1) The overall outcomes are the purpose of the code.
- 2) The overall outcomes sought for the Industrial Uses Code are the following –
 - A) Industrial development is designed and constructed to protect and enhance the existing and planned amenity and character of the zone and preferred use area.
 - B) Industrial development is of a scale and form which is intended for development in the zone and preferred use area.
 - C) The development of appropriately located and designed industrial buildings.
 - D) Industrial developments are designed to cater for the social and environmental needs of persons working at, or visiting the area, including personal safety.
 - E) Industrial uses do not result in adverse effects to the environment.

6.6.3 ASSESSMENT CRITERIA

NOTE:

Where the development can not comply with the acceptable solutions an application will be required to be lodged with the Council in accordance with the relevant assessment table contained in Section 4 – Zones and Section 5 – Overlays.

(1) Acceptable solutions for self-assessable development

(a) Industry at the Aerodrome & Aerodrome Business

AS1 Are established on an approved hangar site or lease area; and

AS2 The height of any building or other structure does not exceed 12m; and

- AS3 No part of any building or structure is closer than 6m to any road frontage, runway, taxiway or internal vehicle (including aircraft) transport system; and
- AS4 No contaminants enter the wetland area adjacent to the aerodrome; and
- AS5 Business or community use identification signs comply with s7.1, *Schedule 1 – Signs*.

(b) **Service Trade & Warehouse**

- AS1 The height of any building or other structure does not exceed 15m to the underside of the eaves or 8.5m to the underside of the eaves where located opposite or adjoining a residential area; and
- AS2 No part of any building or structure is closer than 6m to any road frontage; and
- AS3 A reinforced concrete crossing is provided in accordance with drawing R0051 of the IPWEA Manual; and
- AS4 Storage of refuse/recycle bins occurs on site. Loading and unloading of all vehicles associated with waste removal of bins larger than 240L wheelie bins is to be accommodated on site in an area specifically set aside for the purpose; and
- AS5 Landscaping is to be provided in accordance with the provisions for industrial uses in Section 7.4, Schedule 4 – Landscaping; and
- AS6 Buildings on one allotment of land designed or erected for multiple occupancy or comprising separate industrial units, have vehicle access to a shared internal accessway with a minimum width of 6.7 m; and
- AS7 Any potentially contaminating substances are:
 - a) stored under a roof; and
 - b) stored in an area sealed with an impervious substance; and
 - c) stored in a bunded area,
 so that infiltration by stormwater or runoff does not occur; and
- AS8 Car parking is provided in accordance with s7.2, *Schedule 2 - Car parking*; and
- AS9 Business or community use identification signs comply with s7.1, *Schedule 1 – Signs*; and
- AS10 A maximum of 20m³ of raw or processed material is stored in open storage areas where associated with any use other than a landscaper's depot; and
- AS11 Open storage areas are a minimum of 3m from the road frontage of the site; and
- AS12 Open storage areas are screened from view from the street or adjacent properties by landscaping or fencing that is a minimum of 50% transparent; and
- AS13 Open storage areas are covered or screened to prevent the generation of dust nuisances.
- AS14 The maximum amount of gross floor area to be dedicated to the on site sale of goods is 25% of the total gross floor area of the development.

(2) Assessment criteria for assessable development

Specific Outcomes (A) GENERAL		Probable Solutions
1 Site Characteristics		
SO1	Industrial uses are located and designed to minimise potential adverse impacts on surrounding uses.	
SO2	Industrial uses are separated from incompatible uses to maintain the amenity of the non-industrial use.	PS2.1 Separation between the industrial use and the incompatible use is in accordance with section 7.5, <i>Schedule 5 – Separation of incompatible land uses</i> .
2 Traffic		
SO3	Traffic generated by industrial uses does not result in environmental nuisance and maintains the amenity of surrounding areas.	PS 3.1 Heavy vehicles do not use residential streets to gain access to the site.
SO4	Industrial uses are designed and operated without adverse impacts in regard to vehicle use.	PS 4.1 Loading, unloading and manoeuvring of vehicles occurs on site; and PS 4.2 Customer car parking areas are located at the front of the site.
SO5	Car parking provision and design is appropriate.	PS 5.1 Car parking is provided in accordance with s7.2, <i>Schedule - 2 Car parking</i>
3 Environment		
SO6	Industry has minimal impacts on the surrounding area visually and environmentally.	PS 6.1 There are no emissions of contaminants (air pollution, noise, vibration, heat, light, radioactivity and electromagnetic radiation) beyond the boundary of the site; and PS 6.2 Open storage of goods or materials is screened to prevent views from the street alignment or adjacent properties through vegetation or fencing with a minimum transparency of 50%; and PS 6.3 Open storage areas are screened or covered to prevent dust nuisances during periods of high wind speeds; and PS 6.4 There is a maximum of 20m ³ of open storage; and PS 6.5 Noise producing equipment is located away from noise sensitive uses; and PS 6.6 Liquid or solid wastes (other than non-contaminated stormwater) are not discharged to land or waters; and PS 6.7 Storage of potentially contaminating substances or areas where potentially contaminating activities are conducted are covered and contained to prevent the ingress of rainfall or run-off and to control spillage; and PS 6.8 Any potentially contaminating substances should be roofed, sealed with an impervious substance and bunded to ensure infiltration by stormwater or runoff does not occur.
4 Visual amenity		
SO7	The building and associated landscaping is to be attractive when viewed from the street frontage.	PS 7.1 The main entry to the building is identifiable and directly accessible from the principal street frontage; and

Specific Outcomes		Probable Solutions
		PS 7.2 Design incorporates variation in parapet design, roofing heights and treatments; and PS 7.3 Landscaping is provided in accordance with s 7.4, Schedule 4 – Landscaping.
S08	Business or community use identification signs are safe and complimentary to the character and scale of the locality.	PS 8.1 Business or community use identification signs comply with s7.1, <i>Schedule 1 – Signs</i> .
S09	Vehicle unloading and outdoor storage areas are designed and located so they cannot be directly viewed from the street.	
5 Building Design		
S010	Building Work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: <ul style="list-style-type: none"> a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: <ul style="list-style-type: none"> (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is orientated towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) provides a cohesive and legible built form; and h) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook. 	PS 10.1 A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan; and PS 10.2 No part of any building or structure is closer than 6m to any road frontage; and PS 10.3 Site cover does not exceed 75%
S011	Materials used in the construction of any buildings, structures or surfaces are of a high quality and are suitable in colour, finish and scale for the surrounding areas and do not incorporate highly reflective materials.	
S012	Landscaped areas make a positive contribution to the streetscape complementing the scale and bulk of industrial building forms.	PS 12.1 Landscaping is provided in accordance with s 7.4, <i>Schedule 4 – Landscaping</i> .
(B) INDUSTRY AT THE AERODROME & AERODROME BUSINESS		
S013	Buildings are of a scale and design compatible with the use of the aerodrome and of a high standard of visual amenity.	PS 13.1 Building height is no more than 12m; and PS 13.2 Buildings are set back a minimum of 6m from any road frontage.
S014	Site area and dimensions are appropriate.	PS 14.1 Buildings and hangars are located on approved lease areas where located within the aerodrome.

Specific Outcomes		Probable Solutions
(C) SERVICE TRADE		
SO15	Service Trades are appropriately located in the Industry Zone or Preferred Use Areas 12 and 14 of the Frame Business Zone.	
SO16	Site area and dimensions are appropriate for the Service Trade.	
(D) GENERAL INDUSTRY		
SO17	General Industry uses are appropriately designed and located where they will not detrimentally affect the amenity of residential areas.	PS 17.1 General Industry is located 200m from a residential area.
SO18	General Industry is located in Preferred Use Area 18 of the Industry Zone.	
(E) WAREHOUSE		
SO19	Warehouses are appropriately designed and located providing adequate access, car parking, building and site design to maintain and enhance the amenity of the area.	

6.7 PARKS AND RECREATION CODE

The provisions in this division comprise the Parks and Recreation Code. They are -

- 1) Compliance with the Parks and Recreation Code (section 6.7.1);
- 2) Overall Outcomes of the Parks and Recreation Code (section 6.7.2); and
- 3) Assessment criteria (section 6.7.3) is used for the assessment of:
 - A) General for all parks and recreation uses; and
 - B) Sport and Recreation (outdoors).

6.7.1 COMPLIANCE WITH THE PARKS AND RECREATION CODE

Development that complies with the acceptable solutions for self assessable development or the specific outcomes for assessable development in section 6.7.3 complies with the Parks and Recreation Code.

6.7.2 OVERALL OUTCOMES FOR THE PARKS AND RECREATION CODE

- 1) The overall outcomes are the purpose of the code.
- 2) The overall outcomes sought for the Parks and Recreation Code are the following -
 - A) Parks and recreation uses are compatible with surrounding land uses.
 - B) Parks and recreation uses provide quality, functional recreation opportunities and experiences for the Redcliffe City community.
 - C) Parks and recreation uses are consistent with the reasonable expectations of residents of the area in relation to the scale and form of development which is intended for the zone and preferred use area.

6.7.3 ASSESSMENT CRITERIA

- (1) Assessment criteria for assessable development

Specific Outcomes		Probable Solutions
(A) GENERAL – FOR ALL PARKS AND RECREATION USES		
SO1	Lot size and dimensions are appropriate to accommodate the intended use, separation to incompatible land uses and all services and facilities required.	
SO2	Fences are designed and constructed to <ol style="list-style-type: none"> a) function effectively for privacy and safety; and b) complement the landscape character of the surrounding area. 	
SO3	The design and siting of the use is compatible with adjacent land uses particularly in regard to: <ol style="list-style-type: none"> a) noise; b) lighting; c) potential intrusion of objects into adjacent land; d) traffic; and e) building or structure design. 	

Specific Outcomes	Probable Solutions
<p>SO4 The use does not detract from the amenity of the local area, having regard to the impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; and h) odour emissions 	
<p>SO5 Building Work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development:</p> <ul style="list-style-type: none"> a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: <ul style="list-style-type: none"> (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is orientated towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) provides a cohesive and legible built form; and h) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook. 	<p>PS 5.1 A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.</p>
(B) SPORT AND RECREATION (OUTDOOR)	
<p>SO6 The proposal has an overall community benefit.</p>	
<p>SO7 Any buildings associated with the proposal are ancillary to the use</p>	

6.8 RECONFIGURING A LOT CODE

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

- 1) Compliance with the Reconfiguring a Lot Code (Section 6.8.1);
- 2) Overall outcomes of the Reconfiguring a Lot Code (Section 6.8.2); and
- 3) Assessment Criteria (Section 6.8.3).

6.8.1 COMPLIANCE WITH THE RECONFIGURING A LOT CODE

Development that complies with the acceptable solutions for self assessable development or the specific outcomes for assessable development in section 6.8.3 complies with the Reconfiguring a Lot Code.

6.8.2 OVERALL OUTCOMES FOR THE RECONFIGURING A LOT CODE

- 1) The overall outcomes are the purpose of the code.
- 2) The overall outcomes for the Reconfiguring a Lot Code are:
 - A) Lots are suitable for their intended purpose, being designed and constructed to protect and enhance the existing and planned amenity and character of the zone and preferred use area.
 - B) Lots are appropriate for the topography and landscape features.
 - C) Road networks have acceptable levels of access, safety, amenity and convenience for all users.
 - D) A high level of amenity for residents or user groups is created and maintained, with development being of a scale and form which is intended for development in the zone and preferred use area.
 - E) People have safe and convenient accessibility to community, commercial, education and employment opportunities by walking, cycling, public transport and private vehicles.
 - F) Open space and open space systems are accessible and useable.
 - G) Lots and roads are suitably drained.
 - H) Lots have adequate services.
 - I) There are opportunities to vary dwelling unit types and tenure.

6.8.3 ASSESSMENT CRITERIA

(1) Assessment criteria for assessable development

Specific Outcomes		Probable Solutions
1	Lot size and dimensions	
SO1	Lot size and dimensions accommodate the preferred uses in the relevant zone.	PS 1.1 Reconfiguration is undertaken in accordance with Table 6.8 below
SO2	There is a mix of lot sizes and dimensions.	
SO3	Adequate and appropriate sight lines at intersections result from corner truncations.	PS 3.1 Truncations are 3 equal chords measuring 6m.
SO4	Residential lots created that are less than 550m ² have consideration of the future use of the site and impacts on adjoining properties particularly in relation to: <ul style="list-style-type: none"> a) privacy; b) car parking and access; and c) recreation space. d) building location <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>NOTE: Please see section 8.6, Planning Scheme Policy 6 – Information that may be requested for the information that Council will require to assess this outcome.</p> </div>	
SO5	Development on lots 450m ² or less are completed in a manner that ensures a quality development outcome completed as a house/land package, in a timely fashion which makes an attractive contribution and integrates into the streetscape.	PS 5.1 Development accords with section G of the Residential Uses Code.
SO6	Rear allotments: <ul style="list-style-type: none"> a) are only located within the Low Density Residential zone; b) provide amenity and privacy for the occupants and adjoining properties; and c) have adequate practical access. 	PS 6.1 Minimum area of rear allotments exclusive of the access way of 400m ² ; and PS 6.2 A 5m wide access way is provided. PS 6.3 Rear lots do not rely on vehicular access easements to gain access to the rear.
2	Access	
SO7	Safe, efficient and practical access is provided for vehicles, pedestrians and cyclists. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>NOTE: Please see s8.10 Planning Scheme Policy 10 - Works for construction standards for driveways and footpath crossovers.</p> </div>	
SO8	Road access is appropriate and convenient for the type and number of lots.	
3	Bushfire	
SO9	Development maintains the safety of people and property by: <ul style="list-style-type: none"> a) avoiding areas of high or medium bushfire hazard; or b) mitigating the risk through appropriate: <ul style="list-style-type: none"> • lot design and the siting of buildings; and • including firebreaks that provide adequate setbacks to hazardous vegetation and access for emergency vehicles; • providing adequate road access for emergency vehicles and safe evacuation; and • providing an adequate and accessible water 	PS 9.1 Development is located in sites not subject to high or medium fire risk; or PS 9.2 Buildings are setback a minimum of 1.5 times canopy height or 10m from retained vegetation which ever is greater; AND PS 9.3 Lot layout, size and shape allow emergency vehicle access for fire fighting appliances; AND PS 9.4 Firebreaks are provided between vegetation and new lots a minimum of 20m wide with the road standard allowing

Specific Outcomes	Probable Solutions
<p>supply for firefighting purposes.</p> <div data-bbox="244 293 850 450"> <p>NOTE: The level of bush fire risk is in accordance with the <i>Bushfire Risk Analysis for Redcliffe City</i> undertaken by the Rural Fire Service of the Queensland Fire and Rescue Service and available at www.emergency.qld.gov.au</p> </div>	<p>for all weather access.</p> <p>AND</p> <p>PS 9.5 Roads are designed and constructed with:</p> <p>a maximum grade of 12.5%; and</p> <p>exclude cul-de-sacs.</p>
4 Street layout and design	
<p>SO10 The street layout and design of new roads:</p> <ul style="list-style-type: none"> a) enable safe and efficient movement of people; b) support pedestrian, cycle and public transport use; c) incorporate pedestrian paths that provide connections between residential areas and destinations such as parks and business premises; d) are interconnected with the surrounding urban area; e) support energy efficiency; f) serve the construction and maintenance of public utilities; and g) incorporate streetscape works. <div data-bbox="244 976 850 1077"> <p>NOTE: S 8.10, <i>Planning Scheme Policy 10 - Works</i> provides guidance on the design and construction standards.</p> </div>	
5 Lot orientation	
<p>SO11 East-west facing lots are wide enough to accommodate outdoor recreation space on the northern side of the lot.</p>	
<p>SO12 The design and shape of lots on the northern and southern sides of roads is controlled in response to solar access opportunities.</p>	
<p>SO13 Street and lot orientation facilitates the construction of energy efficient buildings that respond to local climatic conditions by:</p> <ul style="list-style-type: none"> a) maximising solar access to the north in winter; b) minimising solar access to the east and west in the summer; c) maximising access to any prevailing summer breezes; and d) minimising exposure to prevailing winter winds. 	<p>PS 13.1 60% of lots are north-south facing</p>

Specific Outcomes		Probable Solutions
6 Services		
SO14	The design and provision of public utilities including sewerage, water, electricity, street lighting and communication services: a) meet the needs of users; b) ensure the health, safety and convenience of the community; c) are cost effective over their life cycle; and d) minimise adverse impacts to the environment (including the amenity of the local area) in the short and long term.	
7 Amenity		
SO15	New lots are located adjacent to compatible land uses or appropriate measures are put in place to address the potential impacts on amenity.	PS 15.1 Measures to address potential conflict between land uses is in accordance with s 7.5, Schedule 5 - Separation of incompatible land uses; and PS 15.2 Building footprints are situated clear of any electricity easements on the site.
8 Drainage		
SO16	Stormwater discharge, both during construction and when the area is fully developed does not degrade the quality of water in the receiving water bodies and surrounding areas. <div>NOTE: Please see S 8.10 Planning Scheme 10 –Works for guidance on achieving this outcome.</div>	
SO17	The site is adequately drained.	
SO18	The site does not adversely affect overland flows on neighbouring properties. <div>NOTE: Please see S 8.10 Planning Scheme Policy 10 – Works for guidance on achieving this outcome.</div>	
9 Pathway connections to Parkland		
SO19	Pedestrian paths provide connections between parks and trip origins such as residential areas and business premises.	
10 Topography		
SO20	The pattern of development and the shape and size of lots take into account the slope of the land.	PS 20.1 Earth retaining features are 1.5m or less in height.

Specific Outcomes		Probable Solutions
SO21	Ground levels allow drainage of stormwater to the street and have regard to flood levels and storm surge.	PS 21.1 The minimum kerb level: <ul style="list-style-type: none"> a) in new estates is RL2.51 AHD with a minimum surface slope within the lot of 1:150 from the kerb to the rear of the lot; and b) in existing developed urban areas is RL2.16 AHD with a minimum surface slope within the lot of 1:150 from the kerb to the rear of the lot; and PS 21.2 Higher ground levels may be required dependant on individual site characteristics
11 Marking Street Numbers and Fire Hydrants		
SO22	Individual dwelling units or properties are easily recognisable.	PS 22.1 The kerb in front of individual lots is affixed with appropriate house number signs; and PS 22.2 Road signs are provided.
SO23	The location of fire hydrants is marked.	
12 Canals, Lakes and water courses		
SO24	Lots on canals have a sufficient width to allow for amenity and outlook onto the water.	PS 24.1 The minimum frontage for a lot to canal is 10m.
SO25	Lots on lakes, watercourses or foreshores have a sufficient width to allow for amenity and outlook onto the water.	PS 25.1 The minimum frontage for a lot to common lake area, watercourse or foreshore is 10m.

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Historic Version
Redcliffe City Planning Scheme

TABLE 6.8 - LOT SIZE AND DIMENSIONS

Zone	Min. Area	Maximum Area	Containing a building site rectangle
Low Density Residential	350 m ²	1 200m ²	10 m x 20m
Rear lots (exclusive of the access handle)	400m ²	N/A	10 x 20
Preferred Use Area 4 - Rothwell Station	5 hectares	N/A	40m x 100m
Mixed Residential	800m ²	N/A	20 m x 30m
Medium Density Residential	1200m ²	N/A	25 m x 30m
Retail core	1200 m ²	N/A	25 m x 40m
Frame business	800 m ²	N/A	25 m x 20 m
Preferred Use Area 14 - Showrooms	3000 m ²	N/A	25m x 75m
Industry	1500 m ²	N/A	25 m x 50 m
Health services	1000 m ²	N/A	25 m x 40 m
Community Purposes	sufficient for the proposed use of the land and the future amenity of the locality		
Open space and recreation			
Natural Values zone			

6.9 RESIDENTIAL USES CODE

The provisions of this division comprise the Residential Uses Code. They are -

- 1) Compliance with the Residential Uses Code (section 6.9.1);
- 2) Overall outcomes for the Residential Uses Code (Section 6.9.2); and
- 3) Assessment criteria for the Residential Uses Code (section 6.9.3) consisting of
 - A) Acceptable Solutions for Self Assessable Development
 - i) Caretaker's residence
 - B) Assessment Criteria for Code Assessable Development
 - i) General – applies to all residential uses;
 - ii) Accommodation units and multiple dwellings;
 - iii) Caretaker's Residence;
 - iv) Duplex Dwelling;
 - v) Employment Related Storage;
 - vi) Home Based Business;
 - vii) Houses on lots less than 550m²; and
 - viii) Relative's Accommodation.

6.9.1 COMPLIANCE WITH THE RESIDENTIAL USES CODE

Development that complies with the acceptable solutions for self assessable development or the specific outcomes for assessable development in section 6.9.3 complies with the Residential Uses Code.

6.9.2 OVERALL OUTCOMES FOR THE RESIDENTIAL USES CODE

- 1) The overall outcomes are the purpose of the code.
- 2) The overall outcomes sought for the Residential Uses Code are the following -
 - A) Residential uses are compatible with the surrounding environment, protecting and enhancing the existing and planned amenity and character of the zone and preferred use area.
 - B) Residential uses are of a scale and form which is intended for development in the zone and preferred use area.
 - C) Residential uses are consistent with the reasonable expectations of residents of the zone and preferred use area especially in relation to the scale and form of development which is intended for the zone and preferred use area.
 - D) Residential uses contributes positively to the amenity, safety and streetscape of an area.
 - E) Residential uses provide a pleasant living environment for residents both within and in adjacent premises.
 - F) Residential uses have an appropriate scale and design for the area.

6.9.3 ASSESSMENT CRITERIA

NOTE:

Where the development can not comply with the acceptable solutions an application will be required to be lodged with the Council in accordance with the relevant assessment table contained in Section 4 – Zones and Section 5 – Overlays.

(1) Acceptable solutions for self-assessable development

(a) Caretaker's residence

- AS1 The gross floor area does not exceed 150m²; and
- AS2 Where a direct view exists into the living areas and/or private open space areas of the caretaker's residence from the non-residential use on the site or from adjacent sites, the direct view is obscured or screened; and
- AS3 A minimum of 25m² of private open space with a minimum dimension of 4.5m is provided at a single location; and
- AS4 The primary area of private open space is located so that it:
 - a) has a northern or north eastern aspect; and
 - b) takes advantage of outlook and natural features of the site; and
 - c) reduces overlooking, noise transmission and overshadowing impacts from adjacent buildings; and
- AS5 Operates as an independent self-contained unit with a separate direct access from the non-residential building; and
- AS6 Is established in association with an approved lawful non-residential use; and
- AS7 Is occupied by at least one person who is employed on the site; and
- AS8 Located on the same site as the non-residential use; and
- AS9 The residence is provided with a secure storage area of at least 5m² (excluding normal internal storage such as wardrobes, linen cupboards and kitchen storage); and
- AS11 A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.

(2) Assessment criteria for assessable development

Specific Outcomes		Probable Solutions
(A) GENERAL – APPLIES TO ALL RESIDENTIAL DEVELOPMENT		
1 Design and Character		
SO1	Residential buildings address the street.	<p>PS 1.1 Windows and balconies overlooking the street; and</p> <p>PS 1.2 The front door or access is visible from the street or main entrance; or</p> <p>PS 1.3 The pathway to the front door is visible from the street or internal access way.</p>
SO2	<p>Building Work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development:</p> <ul style="list-style-type: none"> a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: <ul style="list-style-type: none"> (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is orientated towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) provides a cohesive and legible built form; and h) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook. 	<p>PS 2.1 A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.</p>
SO3	<p>Building articulation and detailed design elements for buildings over 2 storeys:</p> <ul style="list-style-type: none"> a) reduce the building bulk; b) provide interest to the street; c) form a transition with external spaces on the site; and d) contribute to an appropriate response to local climatic conditions. 	<p>PS 3.1 There are significant recesses and projections including eaves and overhangs, verandahs, balconies or sunshades on external walls; or</p> <p>PS 3.2 Variations in materials or building form or both; or</p> <p>PS 3.3 Entries, windows and balconies distinguish different floor levels.</p>

Specific Outcomes		Probable Solutions
2	Amenity and Privacy	
SO4	The residential amenity both internal and external to the site is maintained and enhanced particularly with regard to: a) fumes; b) landscaping; c) lighting; d) noise; e) reflection/glare; and f) traffic.	PS 4.1 External lighting is not directed toward windows of either the dwelling unit itself or adjacent properties; and PS 4.2 Building materials and colour choices do not result in glare or reflection of building materials; and PS 4.3 Where an access driveway is located less than 1m from any side boundary, a 1.8m high screen fence is to be erected for the length of the driveway; and PS 4.4 Fences are a maximum of 2m in height.
SO5	Fencing and walls assist in: a) orientating the building to the street; b) safety and surveillance; c) providing privacy for open space areas; d) providing an acoustic barrier for traffic noise; and e) highlighting entrances.	PS 5.1 Walls or fences on street boundaries are articulated where the height is more than 1.2m. PS 5.2 All fences or a combination of fences, walls or retaining walls on side or rear boundaries have a maximum height of 2m from natural ground level except where the fence is for a pool requiring the combination of retaining wall and fence to be over 2m.
SO6	Screening and partial enclosure of balconies provide comfort from climatic conditions such as sun and wind for residents while maintaining the attractiveness of the building ensuring that the appearance of the building does not become excessively bulky and maintains opportunities for passive surveillance of the street.	PS 6.1 A maximum of 40% of the balcony is screened for the full height of the balcony; and PS 6.2 Screening is to be via operable glazing panels, shutters, semi-permeable panels or a combination of such.
SO7	Dwelling units are protected from external street noise by appropriate noise reduction methods commensurate with the area in which they are to be located.	PS 7.1 Methods can include buffers or barriers, increased setbacks or double glazing.
SO8	Dwelling units have adequate day lighting, ventilation and natural climate control.	
SO9	The building or other structure, where three or more storeys in height, does not cast a shadow which has an adverse effect upon any part of a park, reserve (other than a road reserve), beach, foreshore or public waterway.	
SO10	A building is designed and sited to achieve an acceptable level of privacy for the occupants of the dwelling unit and neighbouring dwellings.	PS 10.1 Buildings are designed so that the principal view and noise emission is not directed towards adjoining allotments.
SO11	Roofscapes must be attractive and not marred by a cluttered display of plant and equipment, with these structures not to exceed the height of the lift over-run.	
SO12	Screens or covered areas on rooftops do not detract from the overall design of the building.	PS 12.1 Ancillary structures such as shade sails are to cover a maximum of 30% of the roof top terrace area, with a maximum height of 3m.
SO13	Plant and equipment located in the roof top are designed and located to enhance the design of the building and minimise their visibility.	

Specific Outcomes	Probable Solutions
SO14 Compatible noise environments are maintained through: <ul style="list-style-type: none"> a) the location of entertainment areas and driveways away from living areas and bedrooms of the dwelling unit itself and adjacent dwelling units; b) sufficient buffering between residential and industrial areas or other noise and nuisance generating activities; and c) the location of residential uses on roads with compatible noise levels. 	
SO15 Residences are provided with adequate storage areas.	
SO16 Adequate internal and external clothes drying facilities for residents are provided.	
3 Access and Car Parking	
SO17 Development is designed to enable the efficient access and egress to the site for emergency vehicles.	
SO18 Car parking for residential uses is of an appropriate design and number, and does not rely on the use of car stackers to meet the required number of spaces.	PS 18.1 Car parking is provided in accordance with s 7.2, Schedule 2 - Car parking.
4 Waste	
SO19 Waste bins are stored and provided in a satisfactory manner.	PS 19.1 1 wheelie bin is provided per dwelling unit OR PS 19.2 1 wheelie bin may be shared between 2 dwelling units and 1 recycling bin may be shared between 3 dwelling units. AND PS 19.3 Where there are more than 5 units on the 1 site, a single industrial refuse container is utilised. PS 19.4 An enclosure for the storage of wheelie bins or other waste receptacle is provided; and PS 19.5 The refuse storage area is clear of street alignments and required landscaped areas, and shall be screened from public view and direct sunlight; and
	PS 19.6 An area of suitable size is provided to allow for washing of bins; and PS 19.7 The washing down area is drained to a suitable sewerage point or is located on a grassed area of suitable size that is not part of the recreation area. Wash down water does not enter the stormwater system by any means; and PS 19.8 All hoses within the vicinity of the wash down area are fitted with a back flow prevention device.

Specific Outcomes		Probable Solutions
(B) ACCOMMODATION UNITS AND MULTIPLE DWELLINGS		
1 Scale		
SO20	<p>The site area and dimensions permit the facilities and services associated with the accommodation units and multiple dwelling to be accommodated on site; and buildings to address the street;</p> <ul style="list-style-type: none"> a) for development up to 1 storey, the minimum site area is 600m², with a minimum principal frontage of 15m; or b) for development up to 2 or 3 storeys, the minimum site area is 800m², with a minimum principal frontage of 20m; or c) for development up to 4 to 6 storeys, the minimum site area is 1000m², with a minimum principal frontage of 25m; or d) for development up to 7 or 8 storeys, the minimum site area is 1600m², with a minimum principal frontage of 30m; or e) for development up to 9 to 12 storeys, the minimum site area is 2400m², with a minimum principal frontage of 35m. 	
2 Design and Character		
SO21	<p>Setbacks to front, side and rear boundaries:</p> <ul style="list-style-type: none"> a) ensure visual privacy for adjoining residences and recreation areas; b) reduce the bulk of the building; c) reduce overshadowing; d) reduce wind turbulence; e) permit a break in building facades in the street; f) permit planting of substantial vegetation on the site; g) ensure audible privacy; h) permit useable recreation space at ground level; i) permit separation of development; and j) permit a break in building facades to the side boundary. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>NOTE: Setbacks are not measured to eaves, roof top terrace balustrades, shade providing devices or privacy screening devices.</p> </div>	<p>PS 21.1 Front, side and rear boundary setbacks for storey 1 (ground) are:</p> <ul style="list-style-type: none"> a) 6.0m to the front boundary; and b) 1.5m to the side boundaries; and c) 5.0m to the rear boundary. <p>PS 21.2 Front, side and rear boundary setbacks for storey 2 are:</p> <ul style="list-style-type: none"> a) 6.0m to the front boundary; and b) 2.0m to side boundaries; and c) 5.0m to the rear boundary. <p>PS 21.3 Front, side and rear boundary setbacks for storeys 3 to 6 are:</p> <ul style="list-style-type: none"> a) 6.0m to the front boundary; and b) 4.5m to side boundaries; and c) 5.0m to rear boundary. <p>PS 21.4 Front, side and rear boundary setbacks for storeys 7 and 8 are:</p> <ul style="list-style-type: none"> a) 7.5m to the front boundary; and b) 5.5m to side boundaries; and c) 6.0m to rear boundary <p>PS 21.5 Front, side and rear boundary setbacks for storeys 9 and above are:</p> <ul style="list-style-type: none"> a) 9m to the front boundary; and b) 7.5m to side boundaries; and c) 6.0m to rear boundary.
SO22	The site cover of the buildings reduces the 2 dimensional bulk of the building.	<p>PS 22.1 Site cover is:</p> <ul style="list-style-type: none"> a) 50% for storey 1(ground) and 2; and b) 40% for storeys 3 to 6; and c) 35% for storeys 7 and 8; and d) 25% for storeys 9 and above.
SO23	The character and density of development is consistent with the surrounding area.	
SO24	The location, height, extent and materials of retaining walls minimises visual impacts.	PS 24.1 The combined height of a retaining wall and fence does not exceed 2m.
SO25	Antennas and satellite dishes do not adversely affect the streetscape.	PS 25.1 A maximum of 1 master antenna television system complying with AS1267

Specific Outcomes	Probable Solutions
	<p>1985 is installed in the development; and</p> <p>PS 25.2 A maximum of 1 Satellite Dish is installed in the development; and</p> <p>PS 25.3 Service conduits are provided underground from the road to the building.</p>
SO26 There is variation in the design of individual buildings.	<p>PS 26.1 The use of mezzanines; and</p> <p>PS 26.2 Roof decks are used for communal or private recreation areas.</p>
SO27 Where a site is adjacent to the foreshore the existing overhead power lines are to be undergrounded to improve the amenity of the foreshore.	
3 Access and Car Parking	
SO28 Roads serving accommodation units and multiple dwellings are of sufficient width to accommodate traffic generated.	<p>PS 28.1 The road reserve is not less than 18m wide; and</p> <p>PS 28.2 The carriageway is not less than 10m wide.</p>
SO29 Location of parking areas ensures a suitable noise environment and privacy of the accommodation units and multiple dwellings and adjacent properties is maintained.	<p>PS 29.1 Parking areas are located a minimum of 3m from any habitable rooms except where</p> <ol style="list-style-type: none"> there are no windows to a habitable room; windows are 1.6m above the car parking level; or a car parking space and driveway are used exclusively for the appurtenant dwelling unit.
SO30 Car parking is designed and provided to contribute to the amenity of the locality.	<p>PS 30.1 Car accommodation (carports or garages) is designed and constructed in a manner consistent with the architectural style of the main residential building; and</p> <p>PS 30.2 Residents car parking is located at the rear of the lot, in a basement or as part of the building; and</p> <p>PS 30.3 Screening is provided to prevent undue intrusion for adjoining properties and roads.</p>
SO31 Convenient, safe and efficient movement of vehicles and pedestrians within the site as well as to and from the site.	
SO32 Access to the units is practicable and safe.	<p>PS 32.1 Access points are easily identified from the access point from the dedicated road; and</p> <p>PS 32.2 Passenger lifts are provided to service the development where basement car parks are to be provided or developments are over 2 storeys.</p>
SO33 Car accommodation does not dominate the appearance of the building from the street.	<p>PS 33.1 The crossover width is a maximum of 40% of the street frontage; and</p> <p>PS 33.2 Garages or carports or a combination have a maximum width of 6m or 50% of the width of the frontage whichever is lesser; and</p> <p>PS 33.3 The garage is recessed behind the main face of the buildings; and</p> <p>PS 33.4 Garages extend a maximum of 3m in front of the main face of the building; and</p> <p>PS 33.5 The majority of parking spaces are located away from the front of the building.</p>

Specific Outcomes	Probable Solutions
4 Open Space and Recreation Areas	
SO34 Dwelling units are provided with appropriate, functional and effective recreation and landscaped areas.	<p>PS 34.1 For multiple dwellings, a landscaped or recreation area of 50m² per dwelling unit is provided on site; and</p> <p>PS 34.2 For accommodation units, a minimum of 20m² per unit or 10% of the total gross floor area of the development is provided on site (whichever is the greater); and</p> <p>PS 34.3 Balconies/courtyard or roof gardens, that contribute toward the landscaped or recreation area have a minimum dimension of 3m and a minimum area of 10m²; and</p> <p>PS 34.4 Landscaped or recreation space provided on roofs are located towards the edge of the building to maximise the amenity of the space; and</p> <p>PS 34.5 Useable balconies, roof gardens, podiums, outdoor recreation areas (swimming pools, tennis courts etc), indoor recreation areas (games room, spa/sauna, gymnasium etc), and turfed areas available to all residents are included in the calculation of recreation areas; and</p> <p>PS 34.6 Recreation areas do not include any driveways, car parking areas, refuse storage or wash down areas or clothes drying facilities; and</p> <p>PS 34.7 At least 10% of the total landscaped area is capable of being used for deep planting unimpeded by basements and other underground structures; and</p> <p>PS 34.8 To provide the 10% of the landscaped area for deep planting the minimum size for an area of deep planting is 30m²</p>
(C) CARETAKER'S RESIDENCE	
SO35 Caretaker's residences are appropriate for the locality and provide a suitable living environment.	<p>PS 35.1 The gross floor area does not exceed 150m²; and</p> <p>PS 35.2 Where a direct view exists into the living areas and/or private open space areas of the caretaker's residence from the non-residential use on the site or from adjacent sites, the direct view is obscured or screened; and</p> <p>PS 35.3 A minimum of 25m² of private open space with a minimum dimension of 4.5m is provided at a single location; and</p> <p>PS 35.4 The primary area of private open space is located so that it:</p> <ol style="list-style-type: none"> has a northern or north eastern aspect; and takes advantage of outlook and natural features of the site; and reduces overlooking, noise transmission and overshadowing impacts from adjacent buildings; and <p>PS 35.5 The residence is provided with adequate clothes drying facilities which are installed</p>

Specific Outcomes	Probable Solutions
	<p>prior to occupancy; and</p> <p>PS 35.6 Is established in association with an approved lawful non-residential use; and</p> <p>PS 35.7 Is occupied by at least one person who is employed on the site; and</p> <p>PS 35.8 Located on the same site as the non-residential use; and</p> <p>PS 35.9 Operates as an independent self-contained unit with a separate direct access from the non-residential building.</p>
(D) DUPLEX DWELLING	
1 Scale	
<p>SO36 Site area and dimensions permit the facilities and services associated with the duplex dwelling to be accommodated on site; and the dwelling units to address the street;</p> <p>a) For development up to 2 storeys, the minimum site area is 700m², with a minimum principle frontage of 20m, and</p> <p>b) Vehicular access to and from the site in a forward motion, and</p> <p>c) Building form and siting relates to landform, with minimum cut and fill.</p>	<p>PS 36.1 Where a site has frontage to both a principal frontage and a secondary frontage, each dwelling unit of the duplex dwelling may face a separate frontage.</p>
2 Design and Character	
<p>SO37 Setbacks to frontage, side and rear boundaries:</p> <p>a) ensure visual privacy for adjoining residences and recreation areas;</p> <p>b) reduce the bulk of the building;</p> <p>c) permit a break in building facades in the street;</p> <p>d) permits planting of substantial vegetation on the site; and</p> <p>e) the visual appearance is to be that of a large dwelling house when attached.</p>	<p>PS 37.1 Frontage, side and rear boundary setbacks for the duplex up to and including the first 2 storeys are:</p> <p>a) an average of 6m from the principal frontage; and</p> <p>b) 3m from a secondary frontage; and</p> <p>c) 1.5m where the height is 4.5m or less; and 2m where the height is greater than 4.5m but not more than 7 m; and 2.5m where the height is greater than 7.5m but not more than 8.5m to the side boundaries.</p>
<p>SO38 The site cover of the buildings are appropriate in reducing the 2 dimensional bulk of the building.</p>	<p>PS 38.1 Site cover is 50%</p>
<p>SO39 The character and density of development is complementary with the surrounding area.</p>	<p>PS 39.1 The buildings have a maximum height of 2 storeys or 8.5m whichever is the lesser.</p>
<p>SO40 New duplex dwellings proposed in streets where a duplex dwelling already exists shall be complementary and varied in design and appearance to any existing duplex on adjoining or adjacent premises so as to create an interesting streetscape.</p>	<p>PS 40.1 The layout and external appearance (including materials and colours) of duplex dwellings are different and varied from duplex dwellings established on adjoining and adjacent premises.</p>
3 Access and Car Parking	
<p>SO41 Vehicle accommodation does not dominate the streetscape.</p>	<p>PS 41.1 A maximum of 2 parking spaces are located at the front of the building.</p>
4 Open Space and Recreation Areas	
<p>SO42 Private open space is useable and suits residents needs.</p>	<p>PS 42.1 A minimum of 60m² of private open space per unit is provided; and</p> <p>PS 42.2 A minimum of 25m² of private open space per unit is provided at a single location with a minimum dimension of 4.5m; and</p> <p>PS 42.3 Recreation areas do not include any driveways, car parking areas, refuse storage or wash down areas or clothes drying facilities; and</p>

Specific Outcomes	Probable Solutions
	<p>PS 42.4 The primary area of private open space is located so that it:</p> <ul style="list-style-type: none"> a) has a northern or north eastern aspect; and b) takes advantage of outlook and natural features of the site
(E) EMPLOYMENT RELATED STORAGE	
SO43 Employment related storage is appropriately located and compatible with the amenity of the area.	<p>PS 43.1 The area is limited to 50m² or 20% of the site area, whichever is less; and</p> <p>PS 43.2 Is no closer than 4m to a side or rear boundary unless contained within a building; and</p> <p>PS 43.3 Buildings used for employment related storage are no more than 7.5m in height; and</p> <p>PS 43.4 Is located at the rear of the property and screened from the street; and</p> <p>PS 43.5 Any vehicle accommodated as part of the employment related storage use does not exceed 8m in length.</p>
SO44 Articulated vehicles and prime movers are not parked on site.	
SO45 The area used for employment related storage is not used for:	
<ul style="list-style-type: none"> a) the sale of goods; b) operation of machinery; or c) conducting a business. 	
SO46 No dangerous goods are stored on site.	
(F) HOME BASED BUSINESS	
1 Bed And Breakfast / Homestay Accommodation	
SO47 A low key development which maintains the residential amenity of the area.	<p>PS 47.1 A maximum of four bedrooms are available for guests; and</p> <p>PS 47.2 Bed and breakfast / homestay accommodation is provided within a house.</p>
SO48 Guests and residents are afforded private, safe and quality accommodation.	<p>PS 48.1 Guest rooms are capable of being enclosed to prevent visual intrusion or other intrusion by residents of the house; and</p> <p>PS 48.2 Bedrooms for guests are located in the same building as the accommodation for the operator and the kitchen, bathroom and toilet facilities provided for the guests; and</p> <p>PS 48.3 Separate bathroom and toilet facilities are provided within the house for the exclusive use of the guests; and</p> <p>PS 48.4 Guest rooms or suites do not contain cooking facilities; and</p> <p>PS 48.5 One sign with a maximum area of 0.3m² in area bearing the name and telephone number of the operator.</p>
2 Family Day Care	
SO49 The use maintains the residential amenity of the locality.	<p>PS 49.1 Is undertaken in a house or the curtilage of a house; and</p> <p>PS 49.2 1 sign is displayed with a maximum area of 0.3m²; and</p>

Specific Outcomes		Probable Solutions
		PS 49.3 The use operates between the hours of 7.00am and 7.00pm and not outside those hours; and PS 49.4 The employees are resident in the house.
3 Home Occupation		
SO50	The use maintains the residential amenity of the locality.	PS 50.1 The floor area used, whether temporary or permanently, is a maximum of 40m ² or 25% of the gross floor area of the house; and PS 50.2 Is undertaken in a house or the curtilage of a house; and PS 50.3 1 sign is displayed with a maximum area of 0.3m ² ; and PS 50.4 No goods are publicly displayed or sold at the premises; and PS 50.5 The use operates between the hours of 7.00am and 7.00pm and not outside of those hours.
SO51	The use does not include the emission of noise, vibration, smell, smoke, fumes, vapour, steam, soot, ash, oil, waste products, radio or electrical interference.	
SO52	A maximum of 2 employees not resident in the house.	
(G) HOUSES ON LOTS LESS THAN 550m²		
1 Scale		
SO53	Housing is consistent with the character and contributes positively to the amenity of the locality.	PS 53.1 Building height is restricted to 2 storeys or 8.5m above ground level whichever is less; and PS 53.2 Site cover does not exceed 50% of the site area; and PS 53.3 For rear allotments the area of the site and site cover excludes the access handle.
2 Design and Character		
SO54	Except in the case of houses on rear lots, the setback from any frontage is sufficient to enable: a) screening; b) noise attenuation from traffic; c) safety from traffic hazard; and d) contribution to the streetscape.	PS 54.1 Setback from any principal frontage is an average of 6m, and PS 54.2 Setback from any secondary frontage is 3m.
SO55	Except in the case of houses on rear lots, housing setbacks are varied and compliment the setbacks prevailing in the street.	PS 55.1 The house setback is within 10% of the average front setback of adjoining buildings fronting the same street (excludes eaves, awnings and garages).
SO56	Setbacks to side boundaries minimise overshadowing of adjoining properties and minimise building bulk.	PS 56.1 Built to boundary walls for the house do not contain windows or openings and are limited to: a) an average height of 3m; and b) a total length of 9m on any boundary; and c) a maximum height of 3.5m; and d) located within 20m of the road alignment. OR PS 56.2 Where it is proposed to simultaneously construct two houses on adjoining lots, built to boundary walls are not limited in length or height on the common boundary provided that clearances to other side

Specific Outcomes		Probable Solutions
		boundaries are not less than 2m; or PS 56.3 Court yard housing principles are utilised on any side boundary and the combined length of wall on any one side boundary is 9m.
3 Amenity and Privacy		
SO57	Direct overlooking between buildings is minimised by building layout, location and design of windows and balconies, screening devices and landscaping.	PS 57.1 First floor windows/balconies/decks: a) overlooking the private open space area of an adjoining house; or b) with direct line of site into ground floor or first floor windows; are screened by means of obscure glass, fixed external screens, trellises or other means.
SO58	A direct view from balconies, landings, terraces and decks into windows, balconies, landings, terraces and decks in an adjoining house is screened.	
SO59	Built-to-boundary walls are constructed so as to be maintenance free and in keeping with the amenity of the area.	PS 59.1 Built-to-boundary walls are constructed of face brick and finished so that no mortar extends beyond the elevation of the wall.
4 Access and Car Parking		
SO60	Except in the case of rear lots, car accommodation does not dominate the appearance of the building from the street.	PS 60.1 The crossover width is a maximum of 40% of the road frontage; and PS 60.2 Garages or carports or a combination located at the front of the site have a maximum opening of 6m.
5 Open Space and Recreation Areas		
SO61	Private open space is useable, functional and suits residents needs, providing for: a) recreation; b) clothes drying; and c) storage needs.	PS 61.1 A minimum of 20% of the site is provided for private open space; and PS 61.2 A minimum of 25m ² of private open space is provided at a single location with a minimum dimension of 4.5m; and PS 61.3 The minimum dimension of 1.5m for private open space other than the requirements for PS 61.2; and PS 61.4 Recreation areas do not include any driveways, car parking areas, refuse storage or wash down areas or clothes drying facilities; and PS 61.5 The recreation area is landscaped in accordance with s7.4, <i>Schedule 4 – Landscaping</i> ; and PS 61.6 The primary area of private open space: a) has a northern or north eastern exposure; and b) takes advantage of outlook and natural features of the site; and c) reduces adverse privacy and overshadowing impacts on adjacent buildings.
6 Other		
SO62	Small lot housing is permitted only in the Low Density Residential Zone.	
SO63	Construction of houses proposed on new lots with an area of 450m ² or less is completed prior to the endorsement of survey plans.	

Specific Outcomes		Probable Solutions
(H) RELATIVES ACCOMMODATION		
SO64	Suitable accommodation is provided for a range of family types and requirements which contribute positively to the residential amenity.	<p>PS 64.1 The maximum floor area is 60m²; and</p> <p>PS 64.2 The unit contains a maximum of 2 bedrooms, 1 kitchen and 1 living room; and</p> <p>PS 64.3 A maximum of 1 unit for relative's accommodation is provided on the premises.</p>
SO65	The residents of the house and the relative's accommodation are related.	<p>PS 65.1 The unit is not rented for fee or reward as a self-contained residential dwelling unit; and</p> <p>PS 65.2 At the cessation of the use, any items that enable the relative's accommodation to be self contained are removed and the relative's accommodation reverted to conventional rooms of the house; and</p> <p>PS 65.3 The resident of the house shall reside permanently on the land.</p>

6.10 SIGNAGE CODE

The provisions in this division comprise the Signage Code. They are -

- 1) Compliance with the Signage Code (section 6.10.1);
- 2) Overall Outcomes of the Signage Code (section 6.10.2); and
- 3) Assessment criteria (section 6.10.3)

6.10.1 COMPLIANCE WITH THE SIGNAGE CODE

Development that complies with the acceptable solutions for self assessable development or the specific outcomes for assessable development in section 6.10.3 complies with the Signage Code.

6.10.2 OVERALL OUTCOMES FOR THE SIGNAGE CODE

- 1) The overall outcomes are the purpose of the code.
- 2) The overall outcomes sought for the Signage Code are the following -
 - A) Advertisements are designed and constructed to protect and enhance the existing and planned amenity and character of the zone and preferred use area.
 - B) Signage compliments desirable characteristics of the natural and built environment in which it is exhibited.
 - C) Signage is consistent with the reasonable expectations of residents of the zone and preferred use area especially in relation to the scale and form of development which is intended for the zone and preferred use area.

6.10.3 ASSESSMENT CRITERIA

NOTE:

Where the development can not comply with the acceptable solutions an application will be required to be lodged with the Council in accordance with the relevant assessment table contained in Section 4 – Zones and Section 5 – Overlays.

(1) **Acceptable solutions for self-assessable development**

AS1 Advertising devices comply with the requirements of Schedule 1 – Signs.

NOTE:

All advertising and advertising structures that are within or can be seen from a State Controlled road reserve will require a permit from Main Roads’.

(2) Assessment criteria for assessable development

Specific Outcomes	Probable Solutions
SO1 The design, scale, function and location of the advertising device is complementary with and contributes positively to the amenity of the streetscape and adjacent land uses.	PS 1.1 Located at least 6m from the road frontage; and PS 1.2 Located at least 3m from any side or rear boundary; and PS 1.3 With a maximum dimension on both sides of 3m x 6m; and PS 1.4 Located at least 50m from land zoned or designated for residential purposes, if it is visible from residential premises.
SO2 The location, structure and form of signs do not obscure a driver's view of other vehicles, pedestrians or traffic signs or cause a safety hazard.	
SO3 Signs do not obstruct the passage of pedestrians or vehicles.	
SO4 The size and location of signs ensure safety, prevent visual pollution and contribute positively to the overall design of the building.	PS 4.1 Signs are established in accordance with section 7.1, <i>Schedule 1 – Signs</i> ; and PS 4.2 Above awning signs do not occur
SO5 Illuminated signs are consistent with the nature of the surrounding area and contribute positively to the amenity of the area.	PS 5.1 Illuminated advertising devices are lit by an internal light source or downlighters if externally lit; and PS 5.2 Lighting is not directed toward or reflected toward a residential premises.