VOLUME FOUR
Planning Scheme Codes

MAROOCHY PLAN MAPS VOLUME 4

Title	Reference Number	Relevant Scheme Reference
Nature Conservation Strategy	Figure 4-2.1.1.	Section 2.1.1
Waterways	Figure 4-2.1.2 (a)	Section 2.1.2
Wetlands and Fish Habitat Areas	Figure 4-2.1.2 (b)	Section 2.1.2
Designated Bushfire Prone Areas for Building	Figure 2.1.6	Section 2.1.6
Blackall Range Figures (small diagrams/photos)	Figures 1 - 27	Section 7.1
Buderim Village Master Plan	Figure 4 – 7.3.1 (a)	Section 7.2 – Element (7)
Buderim Diagrams (small diagrams)	BVMP 1 - 19	Section 7.2
Sippy Downs Town Centre Master Plan	Figure 7.3.1	Section 7.3
Sippy Downs Town Centre Core Plan	Figure 7.3.2	Section 7.3
Road/Street Designations	Figure 7.3.3	Section 7.3
Building Heights	Figure 7.3.4	Section 7.3
Open Space, Pedestrian and Cycle Linkages	Figure 7.3.5	Section 7.3
Street Tree Treatment	Figure 7.3.6	Section 7.3
Preferred Development Outcomes Yandina East Industrial	Figure 7.6.1	Section 7.6
100 year ARI Flood Hazard Yandina East Industrial	Figure 7.6.2	Section 7.6
Forest Glen Road Layout	Figure 7.4.1	Section 7.4
Preferred Development Outcomes Yandina East Industrial	Figure 7.6.1	Figure 7.6
100 year ARI Flood Hazard Yandina East Industrial	Figure 7.6.2	Section 7.6

1. INTRODUCTION

This Volume contains the codes identified by this Planning Scheme.

1.1 Use of the Codes

(1) The codes included in this Volume of the Planning Scheme deal with the following:

(i) Part 2 – General Land Use and Development Codes (Environmental Management and general matters)

(ii) Part 3 - Codes for Rural Development and Use,

(iii) Part 4 - Codes for Residential Development and Use,

(iv) Part 5 - Codes for Commercial and Community Development and Use,

(v) Part 6 - Codes for Industrial Development and Use;

(vi) Part 7 - Codes for particular Local Areas;

(vii) Part 8 - Code for Reconfiguring lots; and

(viii) Part 9 – Other Codes (for other specific development types).

(2) Where there is any inconsistency between the provisions of codes applying to a development, to the extent of such inconsistency the following order of precedence shall apply:

(i) first - the area specific code (eg local area code or environmental management code),

(ii) second - other applicable codes.

(iii) Where on Lot 1 on RP108407 and in accordance with the Planning and Environment Court Order in Appeal No. 37 of 1994 dated 3 July 2009 and Drawing Number 9455/001-D dated December 2006 as amended as per the conditions of the order, as identified as an applicable code in Volume One Column 3 of Table 4.2 and Volume One Column 4 of Table 5.3, take precedence over all other applicable codes.

1.2 Presentation

(1) Structure

Most of the codes have a consistent format as shown below. The code title ❶ is followed by a concise statement of the purpose intended to be achieved for that code ❷.

The left column sets out Performance Criteria ❸, and the right column Acceptable Measures ❹ related to the relevant Performance Criteria. Additional explanatory materials, including diagrams, are included where required.

(2) Purpose

The statement of purpose is given at the start of each code and expresses Council's planning intent. A further purpose statement may be given for any or all elements of the code. If such a further statement is given, it is to be taken as part of the code's purpose.

(3) Performance Criteria

(a) Performance Criteria are statements of the outcomes to be achieved in satisfying the stated purpose. They provide an opportunity for a variety of responses to the design of assessable development.

(b) (i) There will be situations where not all Performance Criteria will be relevant. Development will not be required to meet any Performance Criteria that are not relevant.

(ii) There will also be situations where not all relevant Performance Criteria can be met (eg. where one criterion may be in conflict with another). In such cases the development application may be approved where Council is satisfied that there are sufficient planning grounds to justify the decision having regard to the purpose of the code.

Diagram showing the Layout of a Typical Page for a Code

❶	**2.2.1 Design for Climate Code**		
❷	Purpose:		
❸	Performance criteria	❹	Acceptable measures:
▪		▪	
▪		▪	

(4) Acceptable Measures

(a) Acceptable Measures are presented as Council's preferred means of meeting the relevant Performance Criteria.

(b) (i) The relevant applicable Acceptable Measures are mandatory for self-assessable development. Self assessable development that does not comply with any applicable acceptable measure is to be taken to be code assessable. An application for code assessment in such circumstances will be assessed against the whole of the code or codes listed in the Tables of Development Assessment as applicable to the self assessable development. It will not be assessed against other codes.

(ii) For assessable development the Acceptable Measures provide an opportunity for streamlining approval processes while achieving the criteria and stated purpose. However, other ways of achieving the Performance Criteria of an applicable code may be proposed by applicants.

(c) For some Performance Criteria, there may not be any Acceptable Measure presented. In such cases:

• assessable development is to use proposal specific means of meeting the criteria, and
• self-assessable development has no compliance requirement.

(d) Assessable development may be designed in accordance with the Acceptable Measures, or using other measures which still meet the Performance Criteria. Indeed, applicants may prefer to design using alternative measures for some aspects of the development and Acceptable Measures for others.

(e) Where Acceptable Measures are not used, the applicant must satisfy Council that the alternative measures satisfactorily meet the Performance Criteria in keeping with the purpose of the code and code element.

1.3 Codes are Applicable to Ongoing Uses

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

2. GENERAL LAND USE AND DEVELOPMENT CODES

2.1 Environmental Management Codes

2.1.1 Code for Nature Conservation and Biodiversity[1]

PURPOSE

The purpose of this code is to ensure that development in and adjacent to environmentally sensitive areas[2]:

(a) conserves and enhances the Shire's nature conservation and biodiversity values;

(b) maintains and enhances ecological processes;

(c) provides for the retention and enhancement of a linked network of habitat areas; and

(d) protects the specific biodiversity values of the Nature Conservation Management Units shown on Figure No. 4 -2.1.1 and described in the Schedule to this Code[3].

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The nature conservation and biodiversity values of environmentally sensitive areas are protected.[3] [4]	**A1.1** No vegetation is cleared which is: (a) an area of critical habitat, or an area containing or likely to contain threatened species (flora or fauna) as defined by the *Nature Conservation Act 1992*; or (b) an area containing or likely to contain protected or threatened communities or species, or the known habitat of such species as defined by the *Environmental Protection and Biodiversity Conservation Act 199*); or (c) an area of 'Endangered' regional ecosystem under the *Vegetation Management Act 1999*; or (d) an area of 'Of Concern' regional ecosystem under the *Vegetation Management Act 1999* that is within a Rural precinct or a Sustainable Rural Residential Precinct; or (e) an area identified as a high nature conservation value area or an area vulnerable to land degradation under the *Vegetation Management Act 1999*. AND **A1.2** Clearing of other remnant or regrowth vegetation shown on Regulatory Map No 1.1 (Nature Conservation Management Areas) is minimised, with at least 70% of the vegetation within the site retained.

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[1] *Where a proposal is likely to adversely impact on nature conservation and biodiversity values, an Ecological Assessment Report will be required in accordance with Planning Scheme Policy No.2. Applicants should also be aware of their obligations to comply with any relevant State or Commonwealth requirements for environmentally sensitive areas.*

[2] *The term "environmentally sensitive areas" is defined in Volume 1 of this Planning Scheme.*

[3] *A guide to the particular values of Nature Conservation Management Units identified on Figure 4-2.1.1 are set out in the Schedule to this Code.*

[4] *Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015 or, prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 Important habitat linkages and ecological corridors are retained and enhanced.	**A2** Existing corridors of native vegetation in locations identified as a local or strategic linkage or riparian forest on Figure 4-2.1.1 *Nature Conservation Strategy* are retained to achieve a minimum width of 200m.
P3 Viable connectivity is maintained or created between native vegetation areas or areas of habitat significance within the site and external to the site, such that the connectivity provides for: (a) ecosystem functioning; (b) self generation; and (c) resilience against threatening processes.[5]	No Acceptable Measure is nominated.
P4 Siting, design and construction of the development (including buildings, structures, outdoor activity areas and on-site infrastructure) minimise impacts on biodiversity values, having regard to: (a) the nature of the specific biodiversity values of the site and adjacent land; (b) the potential to contain new development within existing cleared or disturbed areas and avoid further fragmentation of vegetation; (c) the potential to respond sensitively to the natural land form; (d) the provision of adequate separation between the development and the specific biodiversity values of the site and adjacent land; and (e) the provision of other appropriate buffering treatments.	No Acceptable Measure is nominated.
P5 Environmentally sensitive areas are protected from: (a) weed infestation; and (b) changes to the hydrological regime.	No Acceptable Measure is nominated.

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[5] *Threatening processes may include but are not limited to: (a) loss, degradation, fragmentation of native vegetation and animal habitat through land clearing and development;(b) changes in natural biodiversity caused by invasive plants, feral animals, diseases and changes in predation patterns on native animals.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P6 Lighting is located and orientated to minimise negative impacts on wildlife and environmentally sensitive areas.	**A6.1** Light spill resulting from direct, reflected or other incidental light does not exceed the criteria in AS4282-1997 "Control of the obtrusive effects of lighting" at surrounding sensitive uses; and **A6.2** The vertical illumination resulting from direct, reflected or other incidental light emanating from lighting does not exceed 1 lux when measured at the boundary of environmentally sensitive areas (Nature Conservation Management Unit or a Nature Conservation Management Area shown on Figure 4 - 2.1.1 Nature Conservation Strategy) and protected from estate boundaries at any level from ground level upward.
P7 Separation and buffering between development and adjacent environmentally sensitive areas (whether on the site or adjacent land) ensures environmentally sensitive areas are protected from potential adverse impacts on biodiversity values.6	*For land in the protected estate:* **A7.1** (a) All buildings, structures and operational works are setback a minimum of 100m from the nearest boundary of land in the protected estate[7]; and (b) Native vegetation in the buffer is to be retained or enhanced. **OR** *For other environmentally sensitive areas not in the protected estate:* No Acceptable Measure is nominated.
P8 Rehabilitation and landscaping of cleared or degraded vegetation areas includes: (a) retention of existing native vegetation; (b) maximisation of natural regeneration and recruitment; (c) promotion of the site's pre-European clearing structural and floristic qualities; (d) minimisation of edge effects through small edge to area ratios and suitable planting; (e) promotion of the weed free succession of the area with minimal ongoing management; and (f) minimisation of disturbance to habitat and environmental values of the site through the staging of work over an appropriate timeframe.[8]	No Acceptable Measure is nominated.

[6] *Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015 or, prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.*

[7] *The "protected estate" is defined in Volume 1 of this Planning Scheme.*

8 A rehabilitation plan may be required to demonstrate the ability to comply with this criterion or as a condition of approval. Planning Scheme Policy No.3 outlines the appropriate measures to be taken into account for rehabilitation.

Schedule to Code 2.1.1 Description of Environmental Values of Nature Conservation Management Units

The Nature Conservation Management Areas shown on Regulatory Map No 1.1 and Figure 4 – 2.1.1 are based on Queensland Herbarium mapping. The Nature Conservation Management Units shown on Figure 4 – 2.1.1 have been identified and assessed through the supporting remnant vegetation study of the Shire. In assessing development in or otherwise affecting these areas, the environmental values which Council will seek to be protected are as described in this Schedule in accordance with the outcomes of the remnant vegetation study.

Explanation of the Flora and Fauna status information provided.

Where 'status' is mentioned next to a species name, this refers to the status given under the *Nature Conservation (Wildlife) Regulation 1994*. Status information is current at 8 March 2004.

Where a value is entered for the EPBC Status column, this refers to the status given to the species under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*.

(1) Core Areas C1 - C10

(a) Area C1: Mooloolah River

This area has one of the highest concentrations of rare and threatened species in the coastal lowlands of South East Queensland, including an endangered plant and three other species not found anywhere else in the Shire.

The Wallum froglet *(Crinia tinnula)* and Richmond birdwing *(Ornithoptera richmondia)* and the Glossy Black Cockatoo *(Calyptorhynchus lathami)* have both been recorded from Mooloolah River National Park. The two other wallum frogs, both rated vulnerable, occur here as well. More frogs are likely to be recorded in more favourable seasonal conditions.

The ground parrot has the potential to occur in the area.

Other areas in this unit are rich in threatened plant species including Christmas bells *(Blandfordia grandiflora)*, Wide bay boronia, *(Boronia rivularis)* and *Acacia attenuata*, none of which is known to occur in the Park. It is also the site of the largest mainland population of a sedge *(Schoenus scabripes)* and rare vegetation communities that are very spatially restricted (e.g. *Melaleuca quinquenervia* with *Todea barbara* dominant in the understorey). It is important that this area be conserved and managed similar to the National Park to protect these plants, as well as the stands of swamp stringybarks. *Allocasuarina emuina* was recorded from this area in 1954 but appears to be locally extinct.

Wallum froglets are resident, and the other wallum frogs are probably present as well. Other animals recorded here include the grey kangaroo and echidna.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
2d1 Coastal Lowland Scribbly Gum Associations	Highly significant or endangered
3a Coastal heath	Highly significant or endangered
3b Wallum banksia associations	Highly significant or endangered
4 Paperbark forests and wetlands	Highly significant or endangered

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna	Status
Eucalyptus conglomerata	E	E	Ground parrot *(Pezoporus wallicus)* (locally extinct)	V
Acacia attenuata	V		Wallum froglet *(Crinia tinnula)*	V
Acacia baueri	V		Richmond birdwing *(Ornithoptera richmondia)*	V
Blandfordia grandiflora	R		Wallum rocket-frog *(Litoria freycinetii)*	V
Boronia rivularis	R		Wallum treefrog *(Litoria olongburensis)*	V
Schoenus scabripes	R		Glossy Black Cockatoo *(Calyptorhynchus lathami)*	V

(b) Area C2: Marcoola Wallum

Values

This area consists of relatively flat, sandy soils, dominated by paperbarks, wallum and coastal heathlands. All are vegetation communities that now have a restricted distribution within South East Queensland. There are no protected areas within this core, with infrastructure (airport) and industry being the dominant land uses.

This is a highly significant remnant that acts as a core area due to it being:

- of a sufficient extent and good habitat condition to support viable colonies of rare species,
- dominated by regionally endangered ecosystem types (wallum, paperbarks and coastal heath), and
- located in the centre of the former continuum of coastal wallum, paperbark and heathland vegetation that is now disrupted.

It is recognised as a 'core' area due to its high concentration of rare and threatened species, some of which are endemic in the Maroochy Shire. Most notable of the plant species is the most substantial colony of *Allocasuarina emuina* known across its range. Given the plant's highly restricted distribution and tenuous viability, its continuation as a species will require this stand to be protected. A stand of *Acacia baueri* is also found within this unit.

Also located in the acidic streams and swamps which are typical of the wallum and paperbark habitat are the frog species *Crinia tinnula* (Wallum froglet), *Litoria olongburensis* (Wallum tree frog), and *Litoria freycinet* (Wallum rocket frog). This habitat is becoming restricted due to extensive clearing and draining along the South East Queensland coast. Other uncommon species include the eastern chestnut mouse, peregrine falcon, red-backed button quail and grass skink. Other species include the koala, grey kangaroo, swamp wallaby and red-necked wallaby.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
3a Coastal heath	Highly significant or endangered
4 Paperbark forests and wetlands	Highly significant or endangered

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Allocasuarina emuina	E	E	Wallum froglet *(Crinia tinnula)*	V
Eucalyptus conglomerata	E	E	Ground parrot *(Pezoporus wallicus)*	E
Acacia baueri	V		Wallum rocket-frog *(Litoria freycinetii)*	V
Blandfordia grandiflora	R		Wallum treefrog *(Litoria olongburensis)*	V
			Koala *(Phascolarctos cinereus)*	V (SEQ bioregion)

(c) Area C3: Maroochy River

Values

A mosaic of mangrove, riparian and paperbark forest make up this unit. This vegetation diversity provides a range of habitat for fauna, as well as contributing to river health and the aquatic fauna. Although the vegetation is a thin strip in some areas, more extensive vegetated pockets provide substantial habitat and should be conserved, particularly as much of this vegetation type has been cleared elsewhere on the coastal flats in the Shire. This is the only substantial area of mangrove and associated wetland communities in Maroochy Shire.

This unit is an important linkage, which extends to the river mouth. Fauna includes both terrestrial species (mammals, birds, reptiles, insects) and aquatic species (crabs, marine worms).

Seabirds including three vulnerable species the beach stone curlew, eastern curlew and little tern, use the mouth of the river. Black-necked storks and eastern curlews visit the river further upstream, with the latter seen feeding on the mudflats and saltmarshes along the river. A grey goshawk has been seen here.

More significant is the likely presence of the rare false water rat *(Xeromys myoides)*, the rarest mammal in the Shire. It is believed that the mangroves, saltmarshes and reedbeds along the river support a significant population. This species is unusual is that it requires two habitats mangroves for feeding and elevated ground or tree hollows in which to burrow.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
1f	Paperbark vine forest associations	Highly significant or endangered
5a	Low energy coastal associations (mangroves)	Significant or of concern
4	Paperbark forests and wetlands	Highly significant or endangered

Summary of Significant Species

Vegetation	Status	Fauna (*=likely)	Status	EPBC Status
		Beach stone curlew *(Esacus neglectus)*	V	
		Eastern curlew *(Numenius madagascariensis)*	R	
		*False water mouse *(Xeromys myoides)*	V	V

(d) Area C4: Coolum Paperbarks

Values

This unit comprises one of the largest remnants of paperbark forest in southern Queensland, a habitat under threat, and including a unique paperbark rainforest with the largest known population of a rare undescribed tree.

The Coolum Paperbarks are a well-defined area - a vast forest of broad-leaved paperbarks occupying low-lying alluvium, and largely surrounded by higher land. In the north east it connects with the Lake Weyba-Peregian Mixed Vegetation unit (on higher land) and Peregian Wallum (on marine sediments). It is connected in the south east with the Marcoola Wallum (on marine sediments) and with forests to the north west (on higher land). A narrow riparian corridor along the Maroochy River links this forest with the Bli Bli Wetland Sanctuary and Eudlo Creek Conservation Park in the south.

The vegetation along the waterways is predominantly paperbark forest, but with a very variable understorey. There is one large sedgeland, one patch of wallum enclosed by paperbarks, and small areas of rainforest, swamp oak forest, and littoral forest. The more coastal areas have the largest remnant of coastal Scribbly Gum community within the Shire, albeit highly fractured by roads and vehicular tracks.

An unusual habitat well represented here is Paperbark forest with a rainforest understorey. The Doonan Creek swamp may well be the largest example of this a highly restricted and rare vegetation type anywhere in the world. It extends over a distance of at least one kilometre, with a width of approximately 0.5 kms.

One very important rare plant species occurs here. The rainforest myrtle Austromyrtus sp. (Blackall Range P.R.Sharpe 5387), yet to be scientifically named, is known from only about five sites, all in the Nambour-Maroochydore area. Doonan Creek swamp is by far the largest and most important of these, and thus the most important site for the survival of this very rare plant.

In addition, the heathlands contain the remaining substantive populations of Allocasuarina emuina (outside Area C2) and two populations of the Swamp Orchid (Phaius tancarvilleae) are located in associated Paperbark woodlands. Both of these are endangered species. It is also the only site within Maroochy Shire where the vulnerable ground orchid, Prasophyllum wallum, has been recorded.

The ground parrot is the most threatened fauna species recorded from this area. All three vulnerable wallum frogs are present, and also the Lewin's rail. More than a hundred bird species occur in the nearby Peregian Environment Park.

It is also noted that Paperbarks in flower provide a major food resource for honeyeaters, lorikeets, flying foxes, blossom bats, and butterflies. Large numbers of crakes and rails are likely to be using the reedbeds among the paperbarks, including such rare and uncommon species as the Lewin's rail and black bittern.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1f Paperbark vine forest associations	Highly significant or endangered
2a Coastal eucalypt mix	No concern at present
2d1 Coastal scribbly gum associations	Highly significant or endangered
3a Coastal heath	Highly significant or endangered
3b Wallum banksia associations	Highly significant or endangered
4 Paperbark forests and wetlands	Highly significant or endangered

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*=likely)	Status
Eucalyptus conglomerata	E	E	Ground parrot *(Pezoporus wallicus)* (locally extinct)	V
Phaius tancarvilleae	E		*Wallum treefrog *(Litoria olongburensis)*	V
Allocasuarina emuina	E	E	*Richmond birdwing *(Ornithoptera richmondia)*	V
Acacia baueri	V		*Wallum froglet *(Crinia tinnula)*	V
Prasophyllum wallum	V	V	*Wallum rocket frog *(Litoria freycinetii)*	V
Symplocos harroldi	R		*Lewin's rail *(Rallus pectoralis)*	R
Alyxia magnifolia	R		*Elf skink *(Eroticoscincus graciloides)*	R
Austromyrtus sp. (Blackall Range P.R.Sharpe 5387)	R			
Alphitonia incana	Noteworthy species			

(e) Area C5: Lake Weyba Mixed Wallum

Values

This very large block of diverse vegetation - wallum heathlands, eucalypt open forest, paperbarks - joins extensive vegetated areas in Noosa Shire to the north.

An important feature of the vegetation is the eucalypt forest with some old-growth characteristics dominated by Scribbly gum *(Eucalyptus racemosa)*. This community is highly restricted and of a different provenance to the Scribbly gum located on acid volcanics in the hinterland. These areas, along with similar vegetation in the Coolum Paperbark forest, represent the only extensive remnants of coastal Scribbly Gum within Maroochy Shire.

Rich bird fauna has been recorded in this unit, with diverse fauna including frogs, reptiles, and invertebrates also bound to occur.

This area has been recognised as the most viable habitat for koalas within the Shire, with a sizeable extent, suitable species of eucalypts, and connectivity to adjoining protected areas in Noosa Shire.[9]

Fresh water pools also support significant fish species, including ornate sunfish, Rendfahl's catfish, striped gudgeon, purple spotted gudgeon, and firetail gudgeon.

Other fauna values include important feeding grounds for the powerful owl and grey goshawk with the mature eucalypts providing hollows for gliders and possums important food sources for the owls. The ground parrot is also found here, with the extensive coastal heath providing important habitat for this bird with a wide home range. They are not usually found in any heathland with an area less than 20 hectares.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
2a	Coastal eucalypt mix	No concern at present
2d1	Coastal scribbly gum associations	Highly significant or endangered
3a	Coastal heath	Highly significant or endangered
4	Paperbark forests and wetlands	Highly significant or endangered

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Allocasuarina emuina	E	E	Grey goshawk *(Accipiter novaehollandiae)*	R
Alyxia magnifolia	R		Powerful owl *(Ninox strenua)*	V
Symplocos harroldi	R		Glossy Black Cockatoo *(Calyptorhynchus lathami)*	V
Acacia baueri	V		Ground parrot *(Pezoporus wallicus)* (locally extinct)	V
			Wallum rocket frog *(Litoria freycinetii)*	V
			Wallum froglet *(Crinia tinnula)*	V
			Wallum treefrog *(Litoria olongburensis)*	V

[9] *Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015 or, prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.*

(f) Area C6: Mapleton State Forest

Values

Mapleton State Forest is an important habitat for fauna, including rare and threatened species, and its presence probably contributes to fauna richness in surrounding rural lands. Despite the extensive disturbance from logging and associated artificial fire regimes, this area remains the largest area of remnant native vegetation within Maroochy Shire outside the Conondale Ranges.

Many rare, endangered and vulnerable species of fauna are present, most of them occurring in rainforest or associated communities: red goshawk (visiting), grey goshawk, glossy black cockatoo, powerful owl, sooty owl, marbled frogmouth, Lewin's rail, red-browed treecreeper (an irregular visitor), death adder (unconfirmed), Stephen's banded snake, Rose's shadeskink, elf skink, cascade treefrog, Richmond birdwing and giant barred-frog.

Another species that is almost certainly present is the green-thighed frog and also possibly golden tipped bats and potoroos.

There are four endangered, three vulnerable and five rare plant species recorded from this unit. It represents the largest patch of viable, remnant habitat in which these species have been recorded in Maroochy Shire. Combined with the fauna values, it is one of the most biologically significant assets of this region and South East Queensland.

This area has the greatest representation of the spatially restricted upland Eucalyptus racemosa communities on acid volcanics in Maroochy Shire and possibly Australia. This community is elsewhere represented as three small and restricted patches in the Conondale Ranges.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1c Vine forests of basalt uplands	Significant and/or of concern
1d Vine forests of gullies or metasediments	Significant and/or of concern
1e Vine forest associations and relict myrtaceous emergents	Significant and/or of concern
2b Mary Valley eucalypt mix	No concern at present
2c Blackbutt associations	Significant and/or of concern
2d2 Upland scribbly gum associations	Highly significant or endangered

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status	EPBC Status
Phaius australis	E	E	Red goshawk *(Erythrotriorchis radiatus)*	E	V
Phaius tancarvilleae	E	E	Powerful owl *(Ninox strenua)*	V	
Plectranthus torrenticola	E	E	Sooty owl *(Tyto tenebricosa)*	R	
Triunia robusta	E	E	Lewin's rail *(Rallus pectoralis)*	R	
Macadamia ternifolia	V	V	*Death adder *(Acanthopis antarcticus)*	R	
Marsdenia coronata	V	V	Rose-shaded Skink *(Saproscincus rosei)*	R	
Romnalda strobilacea	V	V	Elf skink *(Eroticoscincus graciloides)*	R	
Alyxia magnifolia	R		Stephen's banded snake *(Hoplocephalus stephensi)*	R	
Austromyrtus inophloia	R		Red browed treecreeper *(Climacteris erythrops)*	R	
Choricarpia subargentea	R		Marbled frogmouth *(Podargus ocellatus plumiferus)*	V	
Nothoalsomitra suberosa	R		Grey goshawk *(Accipiter novaehollandiae)*	R	
Papillabium beckleri	R		Powerful owl *(Ninox strenua)*	V	
			Glossy Black Cockatoo *(Calyptorhynchus lathami)*	V	
			Giant barred frog *(Mixophyes iterates)*	E	E
			*Green thighed frog *(Litoria brevipalmata)*	R	
			*Richmond birdwing *(Ornithoptera richmondia)*	V	

(g) Area C7: Obi Obi Escarpment

Values

This unit derives its significance from:

- being centred around the protected areas of Kondalilla and Kondalilla Falls National Park and the State Forest;
- adjoining Mapleton State Forest (Area C6) and therefore part of this regionally significant biological asset with similar biodiversity values; and
- being contiguous with vegetated areas in Caloundra City.

The rainforests here provide habaitat for several rare and threatened species: the marbled owl, rare sooty owl, red-browed treecreeper, cascade treefrog, marsupial frog, Rose's shadeskink. Coxen's fig parrot may visit the area.

This area shares not only contiguity with the Mapleton State Forest, but also a similar suite of rare and threatened flora including the only record of *Syzygium hodgkinsoniae* in Maroochy Shire. Much of the rainforest has suffered encroachment by fire and invasion by *Lantana camara*.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1c Vine forests of basalt uplands	Significant and/or of concern
1d Vine forests of gullies or metasediments	Significant and/or of concern
1e Vine forest associations and relict myrtaceous emergents	Significant and/or of concern
2a Coastal eucalypt mix	No concern at present
2b Mary Valley eucalypt mix	No concern at present
2c Blackbutt associations	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status	EPBC Status
Plectranthus torrenticola	E	E	Cascade treefrog *(Litoria pearsoniana)*	E	
Arthraxon hispidus	V	V	*Coxen's fig parrot *(Cyclopsitta diophthalma coxeni)*	E	E
Macadamia ternifolia	V	V	Red-browed treecreeper *(Climacteris erythrops)*	R	
Romnalda strobilacea	V	V	Rose-shaded Skink *(Saproscincus rosei)*	R	
Syzygium hodgkinsoniae	V	V	Pouched frog *(Assa darlingtoni)*	R	
Austromyrtus inophloia	R		Sooty owl *(Tyto tenebricosa)*	R	
Nothoalsomitra suberosa	R				

(h) Area C8: Parklands Bli Bli

Values

In this area, the cascade treefrog is recorded from a property near Wappa Dam, and the glossy black cockatoo, red-browed treecreeper and yellow-tufted honeyeater have been recorded as visitors to this region. The elf skink and grey goshawk probably occur here.

The rainforests (which have been subject to degradation through logging impacts) contain a number of rare and threatened species along with an ancient cycad, Lepidozamia peroffskyana, which has a disjunct distribution in South East Queensland. Several tall individuals (> 2m) of this species were observed here and in Mapleton State Forest. These are the tallest cycads observed in South East Queensland.

Wappa State Forest contains the easternmost representation of the upland Scribbly Gum communities along with areas of rocky heath. Both areas have suffered from excessive fires and other artificial disturbance regimes. Rocky heath is a spatially highly restricted community, and consists of many endemic species.

The endangered species, *Pouteria eerwah*, has been recorded from this area along with two vulnerable and two rare species all associated with rainforest communities.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
1a	Riparian vine forest	Significant and/or of concern
1d	Vine forests of gullies or metasediments	Significant and/or of concern
1e	Vine forest associations and relict myrtaceous emergents	Significant and/or of concern
2a	Coastal eucalypt mix	No concern at present
2c	Blackbutt associations	Significant and/or of concern
2d2	Upland scribbly gum associations	Highly significant and/or endangered
	Rocky heath (not mapped as a separate unit)	Endangered

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Pouteria eerwah	E	E	Glossy black cockatoo *(Calyptorhynchus lathami)*	V
Macadamia ternifolia	V	V		
Romnalda strobilacea	V	V	Red-browed treecreeper *(Climacteris erythrops)*	R
Alyxia magnifolia	R		Cascade treefrog *(Litoria pearsoniana)*	E
Nothoalsomitra suberosa	R		*Elf skink *(Eroticoscincus graciloides)*	R
			*Grey goshawk *(Accipiter novaehollandiae)*	R

(i) Area C9 : Mt Eerwah

Values

This area supports Mt Eerwah summit complex vegetation. This community is spatially restricted to the summit plateau and southern cliff line of Mt Eerwah. *Lophostemon confertus* and *Eucalyptus acmenoides* dominates a grassy understorey of *Themeda triandra* on the plateau, but the cliff line has a remarkable array of lithophytic and terrestrial orchids and other flora which have been lost or diminished in many similar situations across the Shire. The rocky areas have a greater diversity of shrubs. The associated rainforests of slopes and foothills are the type locality of *Pouteria eerwah*, an endangered plant. These rainforests also support two other rare species.

Little is known about the fauna using this area. Some rare species are probably present, for example grey goshawk.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1d Vine forest of gullies or metasediments	Significant and/or of concern
2a Coastal eucalypt mix	No concern at present
2c Blackbutt associations	Significant and/or of concern
2g Mt Eerwah Summit complex	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Pouteria eerwah	E	E	*Grey goshawk *(Accipiter novaehollandiae)*	R
Alyxia magnifolia	R			
Nothoalsomitra suberosa	R			

(j) Area C10: Conondales

Values

Large parts of this area are in very good condition, and provide excellent habitat to a very diverse range of fauna including many rare and threatened species: red goshawk, grey goshawk, black-breasted button-quail, eastern bristlebird, sooty owl, marbled frogmouth, Rose's shadeskink, elf skink, cascade treefrog, marsupial frog and others. Very few forest remnants in southern Queensland have such high fauna values.

The major threat to the long term viability and integrity of the biota of this area are the current logging practices and associated artificial fire regimes.

The most notable rare vegetation communities are three small patches of upland Scribbly Gum community and an area of *Eucalyptus montivaga* (the latter is the only area of this community in the region).

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
1d	Vine forests of gullies or metasediments	Significant and/or of concern
1e	Vine forest associations	Significant and/or of concern
2f	Conondale dry eucalypt associations	No concern at present
2c	Blackbutt associations	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status	EPBC Status
Arthraxon hispidus	V		Cascade treefrog *(Litoria pearsoniana)*	E	
Floydia praealta	V	V	Red goshawk *(Erythrotriorchis radiatus)*	E	V
Macadamia ternifolia	V	V	Eastern bristlebird (*Dasynoris brachypterus)*	E	
Marsdenia coronata	V	V	Black breasted button quail *(Turnix melanogaster)*	V	V
Acomis acoma	R		Marbled frogmouth *(Podargus ocellatus plumiferus)*	V	
Acianthus amplexicaulis	R		Rose-shaded Skink *(Saproscincus rosei)*	R	
Austromyrtus inophloia	R		Grey goshawk *(Accipiter novaehollandiae)*	R	
Choricarpia subargentea	R		Sooty owl *(Tyto tenebricosa)*	R	
Papillabium beckleri	R		Elf skink *(Eroticoscincus graciloides)*	R	
			Marsupial frog *(Assa darlingtoni)*	R	

(2) Special Small Remnant Areas SR1 - SR3

(a) Area SR1: Mudjimba Forest

Values

Mudjimba is a remnant of forest on flat alluvial land. It is the smallest of the major vegetation remnants. Almost half the vegetation is conserved in Mudjimba Environment Park in the north east. As well, much of the coastal vegetation is conserved in Maroochy River Conservation Park.

The beach communities include very small areas of littoral vine forest, growing as low thickets. This habitat type is very rare and warrants special protection. The beach communities contain fewer weeds than most such vegetation along the coast.

The small and isolated nature of this remnant limits current fauna values. The mudflats along the north shore of the Maroochy River support a variety of wading birds.

Four rare and threatened animal species have been recorded from Mudjimba plus the swamp crayfish *(Tenuibranchiurus glypticus)*. All of these, apart from the crayfish, are associated with marine environments.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
1b	Littoral Vine Forest	Highly significant and/or endangered
2a	Coastal eucalypt mix	No concern at present
4	Paperbark forests & Wetlands	Highly significant and/or endangered
5a	Low energy coastal associations	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	Fauna (*= likely)	Status
		Beach stone curlew *(Esacus neglectus)*	V
		Eastern curlew *(Numenius madagascariensis)*	R
		Little tern *(Sterna albifrons)*	E

(b) Area SR 2: Mt Coolum Complex

Values

This site is centered on Mt Coolum, which is protected as Mt Coolum National Park. It is a small but imposing mountain that looms up from the coastal plain composed principally of alkali rhyolite rock, rising to an elevation of 208 metres. Until recently the vegetation on the mountain was connected to paperbark forests in the west.

Plant surveys have shown the presence of about 50% of plant species recorded on the Sunshine Coast. Five vegetation communities are represented: herb land, heathland, woodland, open forest and rainforest.

Mt Coolum is remarkable in supporting four rare and threatened plants, one of which is endangered: the Mt Coolum she-oak *(Allocasuarina thalassoscopica)* which is only known from this single peak.

Very little is known about the fauna of this small national park. The fauna is unlikely to be diverse, but unusual species may be represented. A buff-breasted pitta, a rainforest bird, has been seen at the base.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
2d1 Coastal lowland scribbly gum	Significant and/or of concern
2e Mt Coolum eucalypt associations	Highly significant and/or endangered
3a Heathlands	Highly significant and/or endangered

Summary of Significant Species

Vegetation	Status	EPBC Act Status	Fauna (*= likely)	Status
Allocasuarina thalassoscopica	E	E		
Marsdenia coronata	V	V		
Bertya sharpeana	R			
Leptospermum oreophilum	R			
Alyxia magnifolia	R			

(c) Area SR 3: Point Arkwright Mudjimba Coastal Strip

Values

The fauna values are not high in this area but the beach provides habitat for little terns. There is also a small patch of a unique mallee form of the endangered *Eucalyptus conglomerata* on the western margin of this unit. It will be surrounded by dense urban development in the very near future.

Acacia baueri, a rare wattle, was recorded from this area of heathland and Christmas Bells *(Blandfordia grandiflora)* have been observed in this area. It is doubtful if either of these two species have survived recent urban development.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
3a Heathlands	Highly significant and/or endangered
5b High energy coastal associations	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Eucalyptus conglomerata	E	E	Little tern *(Sterna albifrons)*	E
Acacia baueri	V			

(3) Mosaic Units (urban) M1 - M2 and (rural) M3 - M14

(a) Unit M1: Point Arkwright Rainforest

Values

The vegetation consists of tiny forest remnants surviving around Point Arkwright, plus the stretch of beach vegetation extending along the coast. The area is mostly hilly, with a maximum elevation of 100 metres (at Eugunder Hill), but includes flat land to the south at Yaroomba. Point Arkwright is the only place in Maroochy Shire where elevated land, with native vegetation, occurs by the sea. The soil is also fertile in places, allowing the development of a relatively rich coastal plant community, unique within Maroochy Shire, containing very diverse vegetation including rainforest species and cypress pines.

The vegetation is noteworthy in three respects: it supports rainforest, a rare habitat; it includes a stand of paperbark rainforest, a very rare habitat; and it includes a fine example of coastal vegetation (beach community), one of the best along the Maroochy Coast. At one site at Yaroomba, rainforest is growing beneath a paperbark canopy.

This is the only site in the Shire where *Cryptocarya foetida* has been recorded. The vulnerable grass, *Arthraxon hispidus* , has been previously collected from this remnant.

Most of the rainforest occurs on private land, much of which is allocated for urban development.

Another important site is the paperbark rainforest on the grounds of the Hyatt Regency Golf Club. Paperbark rainforest is an extremely rare habitat. This patch was found to be rich in birds, including eastern yellow robin, large-billed scrubwren, eastern whipbird, little shrike-thrush, white-eared honeyeater, varied triller, red-browed finch, brown thornbill.

This site is very important for harbouring what appears to the northern-most population of the Richmond birdwing butterfly. The rocky shores support the rare sooty oystercatcher. More than 90 bird species have been recorded from this vicinity.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
1b	Littoral Vine forest	Highly significant and/or endangered
1f	Paperbark Vine forest	Highly significant and/or endangered
2a	Coastal eucalypt mix	No concern at present
2c	Blackbutt associations	Significant and/or of concern
4	Paperbark forests & Wetlands	Highly significant and/or Endangered

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Cryptocarya foetida	V	V	Richmond birdwing *(Ornithoptera richmondia)*	V
Arthraxon hispidus	V		Sooty oystercatcher *(Haematopus fuliginosus)*	R

(b) Unit M2: Buderim Rainforest Remnants

Values

This assemblage of 11 remnants dominated by rainforest is set within an urban landscape. Despite their relatively small area and some disturbance from residential development (weeds, predation from pets), they support a rich diversity of significant plant and animal species. The pattern of this mosaic is complex, with some very small but significant areas in good condition nestled amongst housing.

This rainforest is different in structure and species composition to the small remnants located at Point Arkwright, being located on different geology and soil type. These areas also have a high local amenity value, forming an important green backdrop, to the residential communities.

Vegetation significance is derived from rainforest species located within a developed setting, and the presence of a number of endangered, vulnerable and rare species. They include Graptophyllum reticulatum, currently known from only two locations in the world.

The most significant fauna species include mountain brushtail possum, green catbird, eastern whipbird, spectacled monarch, brush turkey and breeding colonies of the Richmond birdwing butterfly. The green-thighed frog has been reported from Buderim Tip. Other rainforest species include the spectacled monarch, large-billed scrub-wren, little shrike thrush and brush turkey. These species are not usually found in very degraded areas, and their presence shows that the rainforest fragments in the area, although very small and fragmented, still have value as habitat. Other rare birds include the powerful owl. Koalas and swamp wallabies are present but in decline. Similarly, the long term viability of the powerful owl and grey goshawk is doubtful.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
1c	Vine forest on basalt uplands	Significant and/or of concern
1d	Vine forest of gullies or metasediments	Significant and/or of concern
1f	Paperbark Vine forest	Highly significant and/or endangered
2a	Coastal eucalypt mix	No concern at present
2c	Blackbutt associations	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Graptophyllum reticulatum	E	E	Richmond birdwing *(Ornithoptera richmondia)*	V
Macadamia ternifolia	V	V	Powerful owl *(Ninox strenua)*	V
Arthraxon hispidus	V		Sooty oystercatcher *(Haematopus fuliginosus)*	R
Corynocarpus rupestris	R		Grey goshawk *(Accipiter novaehollandiae*	R
Alyxia magnifolia	R		Koala *(Phascolarctos cinereus)*	V (SEQ bioregion)
Rulingia salviifolia	R			

(c) Unit M3: Buderim-Eudlo /Ilkely

Values

Many rainforest birds are known to visit the riparian rainforests (including the wompoo pigeon), and koalas are common, in this area. The vulnerable Richmond birdwing has bred in the area on planted birdwing vines, and the grey goshawk and powerful owl are probably present, as are the elf skink, cascade treefrog and greenthighed frog.

Despite the fractured nature of the remnant vegetation landscape, the various copses of native plant communities still retain several rare and threatened plant species and provide essential habitat for a wide array of significant fauna species.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1a Riparian vine forest	Significant and/or of concern
1e Vine forest associations	Significant and/or of concern
2a Coastal eucalypt mix	No concern at present
2c Blackbutt associations	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Eucalyptus conglomerata	E	E	Richmond birdwing *(Ornithoptera richmondia)*	V
Phaius tancarvilleae	E	E	Greenthighed frog *(Litoria brevipalmata)*	R
Acianthus amplexicaulis	R		Wompoo pigeon	
Austromyrtus inophloia	R		Elf skink *(Eroticoscincus graciloides)*	R
			Cascade treefrog *(Litoria pearsoniana)*	E

(d) Unit M4: South Maroochy River

Values

The significance of this unit is derived form a number of factors, including the riparian rainforest along Eudlo Creek. In addition, the creek flows into Eudlo Creek Conservation Park, which has extensive areas of mangrove, melaleuca and coastal heath. The quality of incoming water is fundamental to the functioning and ecological health of the wetland, and in this regard, the condition of riparian vegetation is an important factor.

This unit also provides an ecological connection with the Mooloola Range (in the adjoining Caloundra City) which is an important corridor connecting the hinterland to the coast. It is therefore a creek-based mosaic which links with other important linkages and provides fragmented habitat from the ranges to the coastal lowlands.

The scattered rainforest remnants in this region presumably provide habitat for rainforest birds travelling east from the Blackall Range. No rare and threatened animal species are known from this region, but the grey goshawk, powerful owl and green-thighed frog are probably present.

This area also supports a considerable number of rare and threatened plants within the scattered remnants of native vegetation, including the endangered orchid, *Phaius tancervilleae*.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
1a	Riparian vine forest	Significant and/or of concern
1e	Vine forest associations	Significant and/or of concern
2a	Coastal eucalypt mix	No concern at present
2c	Blackbutt associations	Significant and/or of concern
4	Paperbark forests & wetlands	Highly significant and/or endangered

Summary of Significant Species

Vegetation	Status	Fauna (*= likely)	Status
Phaius tancarvilleae	E	*Greenthighed frog *(Litoria brevipalmata)*	R
Acianthus amplexicaulis	R	*Grey goshawk *(Accipter Novaehollandiae)*	R
Aponogeton elongatus	R	*Powerful owl *(Ninox strenua)*	V
Austromyrtus inophloia	R		
Austromyrtus sp. (Blackall Range P.R.Sharpe 5387)	R		

(e) Unit M5: Mt Ninderry

Values

This unit is focused on the Ninderry Range, a steeply sloping and elevated area supporting pockets of remnant rainforest and a plant species endemic to this area. The unit also provides a fractured, but identifiable, link north to the State Forest which is an important connection between the coastal and hinterland core areas.

The scattered rainforest remnants in this region presumably provide habitat for rainforest birds travelling east from the Blackall Range. No rare and threatened animal species are known from this region but the grey goshawk and powerful owl are probably present, and perhaps also the glossy black cockatoo, giant barred-frog and elf skink.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
1d	Vine forests of gullies or metasediments	Significant and/or of concern
2a	Coastal eucalypt mix	No concern at present

Summary of Significant Species

Vegetation	Status	Fauna (*=likely)	Status
		*Glossy black cockatoo *(Calyptorhynchus lathami)*	V
		*Powerful owl *(Ninox strenua)*	V
		*Giant barred frog *(Mixophyes iteratus)*	E
		*Elf skink *(Eroticoscincus graciloides)*	R
		*Grey goshawk *(Accipter Novaehollandiae)*	R

(f) Unit M6: Eumundi Uplands

Values

This unit includes rainforest remnants located north of the Eumundi-Noosa Road extending north to the Shire boundary. It consists of privately owned land, and supports scattered rural residential and small rural holdings. The vegetation cover is fragmented and thinned in many areas, particularly along the gullies and valley floors. In contrast, ridgelines support dense vegetation.

This unit provides for a significant connection through to Noosa Shire, which has extensive vegetated areas (including Tewantin State Forest and Mount Cooroy Conservation Park).

The scattered rainforest remnants in this region provide habitat for rainforest birds travelling east from the Blackall Range. The grey goshawk and powerful owl are probably present, perhaps also the elf skink.

The rainforest patches may well accommodate other rare and threatened species other than the single recorded rare plant *Alyxia magnifolia*.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
1d	Vine forests of gullies or metasediments	Significant and/or of concern
1e	Vine forest associations	Significant and/or of concern
2a	Coastal eucalypt mix	No concern at present

Summary of Significant Species

Vegetation	Status	Fauna (*=likely)	Status
Alyxia magnifolia	R	*Powerful owl *(Ninox strenua)*	V
		*Elf skink *(Eroticoscincus graciloides)*	R
		*Grey goshawk *(Accipter Novaehollandiae)*	R

(g) Unit M7: Blackall Range Dulong Escarpment

Values

This unit is characterised by its structural and species diversity. Although vegetation plays an important role in scenic amenity, the character of the area and in stabilising steep slopes, many rare plant species are located along the numerous creeks which dissect the area. For many species, this area is the northern or most easterly limit of their geographic distribution. Other species have a very limited geographic range, or are very specific in their habitat requirements.

Some species have significant cultural values; the Bunya pine *(Araucaria bidwilli)* playing an important cultural aspect in the lives of early Aboriginal peoples, and species critical to the origins and development of the macadamia nut trade, *Macadamia ternifolia and M. integrifolia* which are both vulnerable species.

A diverse fauna of rainforest animals is probably using this area, despite the fragmented state of the rainforest remnants. The grey goshawk and powerful owl are probably present, perhaps also the elf skink and cascade treefrog.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1c Vine forest of basalt uplands	Significant and/or of concern
2c Blackbutt associations	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Graptophyllum reticulatum	E	E	*Cascade treefrog *(Litoria pearsoniana)*	E
Pouteria eerwah	E	E	*Powerful owl *(Ninox strenua)*	V
Triunia robusta	E	E	*Grey goshawk *(Accipter Novaehollandiae)*	R
Floydia praealta	V	V	*Elf skink *(Eroticoscincus graciloides)*	R
Macadamia integrifolia	V	V		
Macadamia ternifolia	V	V		
Romnalda strobilacea	V	V		
Choricarpia subargentea	R			
Corynocarpus rupestris	R			
Nothoalsomitra suberosa	R			

(h) Unit M8: Blackall Range

Values

A diverse fauna of rainforest animals is probably using this area, despite the fragmented state of the rainforest remnants. The grey goshawk and powerful owl are probably present, perhaps also the elf skink and endangered cascade treefrog.

This area contains Triunia National Park that has one of the greatest concentrations of rare and threatened flora in Queensland. Adjoining rainforests and associated communities share this richness of biodiversity assets of rare and threatened flora.

Many of the areas support regrowth rainforest, although their generally degraded state may hide rare and threatened plants. Surveys are lacking for most of these scattered remnants.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1c Vine forest of basalt uplands	Significant and/or of concern
1e Vine forest associations	Significant and/or of concern
2c Blackbutt associations	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Graptophyllum reticulatum	E	E	*Grey goshawk *(Accipter Novaehollandiae)*	R
Pouteria eerwah	E	E	*Powerful owl *(Ninox strenua)*	V
Triunia robusta	E	E	*Elf skink *(Eroticoscincus graciloides)*	R
Floydia praealta	V	V	*Cascade treefrog *(Litoria pearsoniana)*	E
Macadamia integrifolia	V	V		
Macadamia ternifolia	V	V		
Romnalda strobilacea	V	V		
Choricarpia subargentea	R			
Corynocarpus rupestris	R			
Nothoalsomitra suberosa	R			

(i) Unit M9: Mary River Open Forest

Values

This unit is essentially located around the Mary River, associated riparian vegetation and some eucalypt forest. The area is rural is character.

Mary River cod live in the river system. The woodlands provide seasonal habitat for the red goshawk, glossy black cockatoo, and grey goshawk and square-tailed kite. Koalas occur here. Cascade treefrogs and giant barred-frogs may occur within riparian rainforest along the Mary River. They are known from Belli Creek. Coxen's fig parrots may be visiting fig-trees during winter.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
1a	Riparian Vine forest	Significant and/or of concern
1d	Vine forest of gullies or metasediments	Significant and/or of concern
2b	Mary Valley eucalypt mix	No concern at present

Summary of Significant Species

Vegetation	Status	Fauna (*= likely)	Status	EPBC Status
		*Coxen's fig parrot (Cyclopsitta diopthalma coxenii)	E	E
		Red goshawk (Erythrotriorchis radiatus)	E	V
		Mary River cod (Maccullochella peelii marensis	E	E
		Glossy black cockatoo (Calyptorhynchus lathami)	V	
		Grey goshawk (Accipter Novaehollandiae)	R	
		Square tailed kite (Lophoictinia isura)	R	
		*Cascade treefrog (Litoria pearsoniana)	E	
		*Giant barred frog (Mixophyes iteratus)	E	E
		Koala (Phascolarctos cinereus)	V (SEQ bioregion)	

(j) Unit M10: Mapleton Connection

Values

This unit is the only possible corridor linking forest in the uplands with forest in the lowlands. As it links forested habitat in the hinterland and coast, it provides a substantial connection for fauna movement. To the west are elevated and steeply sloping areas, while in the east are low-lying coastal plains which support intensive agricultural production.

The remnant located at Gneering is an important element, being the largest remnant in this unit. It contains eucalypt, rainforest and riparian areas and adjoins the Mapleton State Forest. The remainder of the area is focused upon the creeks and rivers especially Running Creek, Browns Creek and Bunya Creek - which flow east to join the Maroochy River. Although the Bruce Highway provides a barrier to movement through this unit, the riparian vegetation along the creeks is the basis for connectivity and maintaining water quality values.

The elf skink occurs in riparian rainforest here and other rare species are likely, including grey goshawk, cascade treefrog and the swamp crayfish *(Tenuibranchiurus glypticus)*.

The degraded riparian ecosystems and copses of rainforest contain two endangered and two rare plants.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1a Riparian Vine forest	Significant and/or of concern
1d Vine forest of gullies or metasediments	Significant and/or of concern
2b Mary Valley eucalypt mix	No concern at present

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Pouteria eerwah	E	E	*Elf skink *(Eroticoscincus graciloides)*	R
Triunia robusta	E	E		
Austromyrtus inophloia	R		*Cascade treefrog *(Litoria pearsoniana)*	E
Aponogeton elongatus	R			

(k) Unit M11: Mary River Connection

Values

This unit connects the western-most parts of Mapleton State Forest further west to Kenilworth Bluff and the Conondales. It also extends across the Shire border north into Cooloola Shire. It traverses the Mary River valley, which is largely cleared except for isolated small remnants and some riparian vegetation along the river. Although somewhat degraded, the unit has important aquatic values.

Fauna movements though much of the Shire have a diffuse pattern, and this area is important for the seasonal movement particularly of open forest birds from the higher, rainforest areas of the Conondales through to the lowlands. They visit small remnants of lowland rainforest and eucalypt forest in lowland areas, and therefore these areas benefit migratory bird populations.

The Mary River cod lives in the river. Many birds migrate from the Conondale Ranges to forest remnants in the Mary River Valley in winter. They include the red goshawk and grey goshawk and possibly Coxen's fig parrot.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
1a	Riparian Vine forest	Significant and/or of concern
1d	Vine forest of gullies or metasediments	Significant and/or of concern
2b	Mary Valley eucalypt mix	No concern at present
7a	Mary River Riparian associations	No concern at present

Summary of Significant Species

Vegetation	Status	Fauna (*= likely)	Status	
		Red goshawk *(Erythrotriorchis radiatus)*	E	V
		Mary River cod *(Maccullochella peelii marensis)*	E	E
		Grey goshawk *(Cyclopsitta diopthalma coxenii)*	R	
		*Coxen's fig parrot *(Cyclopsitta diopthalma coxenii)*	E	E

(1) Unit M12: Walli State Forest

Values

Although the total vegetated area in this unit is relatively large, the extensive areas of exotic pine plantation make it function more as a mosaic. Much of the rainforest vegetation and the riparian rainforest along the Mary River occurs on private land.

The vegetated area extends south into Caloundra City where a substantial tract of remnant native vegetation is located.

Not much is known about the fauna of this forest. The black-breasted button-quail is known to live here, probably also the grey goshawk. The only other area in the Shire known to support the button-quail is the Conondales. This unit may provide important habitat for this species.

The sooty owl and grey goshawk have been recorded from nearby private land and no doubt occur within the State Forest as well. Other rainforest birds recorded from private land adjoining the forest include wompoo fruit-dove, rose-crowned fruit-dove, pale yellow robin, white-eared monarch and regent bowerbird. Rare rainforest frogs probably live along the gullies.

The fringing rainforest contains a number of rare and threatened species which should be afforded protection from further weed invasion and degradation by artificial fire regimes.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1a Riparian Vine forest	Significant and/or of concern
1d Vine forest of gullies or metasediments	Significant and/or of concern
2b Mary Valley eucalypt mix	No concern at present

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status	EPBC Status
Macadamia ternifolia	V	V	Black-breasted button- quail *(Turnix melanogaster)*	V	V
Choricarpia subargentea	R		*Grey goshawk *(Cyclopsitta diopthalma coxenii)*	R	
Papillabium beckleri	R				

(m) Unit M13: Southern Buderim Blackbutt

Values

This area contains escarpment forests and associated communities that partially provide a vegetated link between Paynter Creek and the Buderim plateau, focused on the Keil Mountain locality. The unit is highly fragmented, although it supports a variety of ridgeline vegetated areas as well as those extending toward the lowlands and Paynter Creek.

Together with riparian, eucalypt and rainforest communities located in adjoining units, this area contributes to the ecological diversity of an increasingly urbanised area. The range of fauna using these fragmented areas is indicative of the function and importance of such mosaics.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
2c Blackbutt associations	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	Fauna (*=likely)	Status
		*Grey goshawk *(Cyclopsitta diopthalma coxenii)*	R
		Powerful owl *(Ninox strenua)*	V

(n) Unit M14: Forest Glen Blackbutt

Values

These remnant patches are considered to perform a similar landscape function to the remnants in Unit M13. Although very irregular in shape, this unit supports the largest, most eastern, area of Blackbutt forest in the Shire.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
2c Blackbutt associations	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	Fauna (*=likely)	Status
		*Grey goshawk *(Cyclopsitta diopthalma coxenii)*	R
		*Powerful owl *(Ninox strenua)*	V

(4) Riparian Forests RF1 - RF4

(a) Unit RF1: Mary River and Tributaries

Values

This unit is located along the largely cleared Mary River Valley, and is closely aligned with the riparian vegetation along the Mary River and Obi Obi Creek. Both waterways flow close to significant large mosaics and core areas (the Conondales, Walli State Forest, Mapleton State Forest) and as such, provide an important ecological link which fauna may use when moving between these remnants.

Many fauna movements through much of the Shire have a diffuse pattern, and this area is important for the seasonal movement particularly of open forest birds from the higher, rainforest areas of the Conondales through to the lowlands. They visit small remnants of lowland rainforest and eucalypt forest in lowland areas, and therefore benefit migratory bird populations.

The endangered Mary River Cod lives in the river. The grey goshawk and possibly the cascade treefrog use the riparian vegetation.

The small remnant areas of riparian rainforest probably house more rare and threatened flora than have been recorded to date. Their role in seasonal fauna habitat may be critical.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1a Riparian Vine forest	Significant and/or of concern
2b Mary Valley eucalypt mix	No concern at present
7a Mary Valley riparian	Signficant and/or of concern

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status	EPBC Status
Floydia praealta	V	V	Mary River cod *(Maccullochella peelii marensis)*	E	E
			Grey goshawk *(Cyclopsitta diopthalma coxenii)*	R	
			*Cascade treefrog *(Litoria pearsoniana)*	E	

(b) Unit RF2: North Maroochy River

Values

This unit consists of Eerwah Creek which flows into the North Maroochy River. It also extends up into the northern escarpment of the Blackall Range. The vegetated area extends beyond the Shire boundary into Tuckechoi Conservation Park, located to the north in Noosa Shire. Part of the value of this unit derives from it extending south and connecting with larger vegetated areas.

Giant barred frogs and cascade treefrogs occur along Belli Creek. Richmond birdwing vines are found along the river and they may support significant numbers of Richmond birdwing butterflies. The elf skink occurs in the riparian rainforest and probably also the cascade treefrog and grey goshawk. The swamp crayfish *(Tenuibranchiurus glypticus)* has been recorded from a drain at Wilson's Lane, and also from the Eumundi-Kenilworth turnoff.

As with other rainforest remnants, a number of rare and threatened flora have been recorded and detailed surveys would be expected to confirm the presence of further significant species.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1a Riparian Vine forest	Significant and/or of concern
1d Vine forest of gullies or metasediments	Significant and/or of concern
2a Coastal eucalypt mix	No concern at present

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status	EPBC Status
Macadamia ternifolia	V	V	Richmond birdwing butterfly *(Ornithoptera richmondia)*	V	
Aponogeton elongatus	R		Elf skink *(Eroticoscincus graciloides)*	R	
Austromyrtus inophloia	R		Giant barred frog *(Mixophyes iteratus)*	E	E
			Cascade treefrog *(Litoria pearsoniana)*	E	
			Grey goshawk *(Cyclopsitta diopthalma coxenii)*	R	

(c) Unit RF3: Paynter Creek

Values

The significance of this unit is derived form a number of factors, including the riparian rainforest aligning the creek. In addition, the creek flows into Eudlo Creek Conservation Park which has extensive areas of mangrove, melaleuca and coastal heath. The quality of incoming water is fundamental to the functioning and ecological health of the wetland, and in this regard, the condition of riparian vegetation along Paynter Creek is an important factor. The creek extends from the flat, low lying alluvial plains of the Maroochy River south west to the volcanic uplands and escarpments of the Blackall Range. It therefore reflects a gradual transition of geology, soil types and vegetation communities. Most of the valley floors are intensively cultivated, with riparian vegetation generally confined to a thin linear strip.

The diversity of this unit is complex, with mangrove, heath and melaleuca communities in the northern parts, and riparian and rainforest and blackbutt vegetation in the southern areas.

Rainforest birds presumably use the riparian forest along the river. No rare and threatened species are known, but the grey goshawk is probably present, and rare frogs may be present.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1a Riparian Vine forest	Significant and/or of concern
1d Vine forest of gullies or metasediments	Significant and/or of concern
1e Vine forest associations	Significant and/or of concern
2a Coastal eucalypt mix	No concern at present
2c Blackbutt associations	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	Fauna (*= likely)	Status
Austromyrtus sp. (Blackall Range P.R.Sharpe 5387)	R	*Grey goshawk *(Cyclopsitta diopthalma coxenii)*	R
Austromyrtus sp. (Upper Mudgeeraba Creek N.B. Byrnes + 4069)	R		

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(d) Unit RF4: Petrie Creek

Values

This area has been the focus of considerable restoration work by community groups. The creek and its associated vegetation communities are significant due to its high profile through an urban area (Nambour) and its source in the rainforested escarpment of the Blackall Range at Woombye and Towen Mountain. The creek traverses these two contrasting environments in a relatively short distance. Although much of the valley floor has been cleared, thin strips of rainforest from ridgelines down to the creek occur along its route. Substantial pockets of riparian rainforest also occur along the creek.

As with other riparian forests, the rainforest areas are the sites of significant flora.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1a Riparian Vine forest	Significant and/or of concern
1d Vine forests of gullies or metasediments	Significant and/or of concern

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Floydia praealta	V	V		
Aponogeton elongatus	R			
Austromyrtus inophloia	R			

(5) Linkages L1 - L8

(a) Unit L1: Eumundi Connection

Values

This unit provides the only viable and possible corridor linking forest in the uplands particularly Mapleton State Forest - with forest in the lowlands coastal eucalypt, melaleuca, scribbly gum and wallum associations. It provides the most viable and functional linkage for a wide range of fauna movements, including macropods, between these two landscape systems, as well as an ecological transition between lowland, coastal environments to volcanic, mountainous terrain and associated vegetation.

The strategic linkage traverses a wide area and consists of many fragmented pockets, rather than being a solid, continuous belt of vegetation. It functions on a broader scale, rather than at the parcel or local area level.

Although some cleared areas are included within the unit boundary, they offer opportunities for revegetation and reinstating connectivity. These cleared areas, whilst not included in the vegetation mapping, nevertheless support scattered trees and vegetation clumps, which could easily become the basis for restoration efforts. Although most areas are privately owned, substantial remnants remain in two State Forests in the Eumundi and Verrierdale localities.

Not much is known about the fauna values of this region, although the glossy black cockatoo has been recorded here. Two endangered plants also have been recorded from this area.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit		Conservation Status within South East Queensland
1a	Riparian Vine forest	Significant and/or of concern
2a	Coastal eucalypt mix	No concern at present
2c	Blackbutt associations	Significant and/or of concern
4	Paperbark forests & Wetlands	Highly significant and/or endangered

Summary of Significant Species

Vegetation	Status	EPBC Status	Fauna (*= likely)	Status
Phaius tancarvilleae	E	E	Glossy black cockatoo *(Calyptorhynchus lathami)*	V
Triunia robusta	E	E		

(b) Units L2 and L3: Dulong - Kondalilla and Mapleton - Conondales

Values

These two areas are intended to indicate general fauna movement corridors between important core and mosaic areas. This function would be preserved and enhanced through vegetation retention and restoration.

(c) Unit L4: Mt Coolum Maroochy River

Values

This small area connects the Mt Coolum National Park east to the Maroochy River. It previously consisted of melaleuca associations. With recent clearing, Mt Coolum is now isolated. Re-establishment of this local linkage (through revegetation) would connect two highly significant natural systems, and enhance species movement.

(d) Unit L5: Mudjimba Maroochy River

Values

This unit connects Core Area C2 (Marcoola wallum) west to Core Area C3 (Maroochy River), with the intent of decreasing the isolation of these coastal areas.

Previously, melaleuca associations were present along a minor drainage line. It is intended that the linkage be re-established in this vicinity.

Significant Vegetation Communities and Ecosystems

	Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
4	Paperbark forests & Wetlands (rehabilitation required.)	Highly significant and/or endangered

(e) Unit L6: Bli Bli

Values

This area is the most eastern part of the linkage connecting the Mapleton State Forest with the coastal ecosystems of the Maroochy River. Although it has a strong urban character, vegetation located along ridgelines and in scattered parks provides a sound basis for establishing a linkage through streetscape planting and enhancement of local parks or bikeways, as well as retention of existing vegetation.

The remnant vine forest in the vicinity of Camp Flat Road is the only known occurrence of Tecomanthe hillii, a rare vine, in Maroochy Shire.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
2a Coastal eucalypt mix	Not of concern at present

Summary of Significant Species

Vegetation	Status	Fauna (*= likely)	Status
Tecomanthe hillii	R		

(f) Unit L7: Buderim Ridgeline

Values

This unit largely follows a ridgeline in the Mons locality crossing Mons Road. It is a small but solid remnant of coastal eucalypt vegetation set within expanding residential communities. Retention of this link would enhance scenic amenity, and improve the setting for important adjacent rainforest remnants of Buderim Forest Park by providing a less fragmented and degraded landscape. It would also provide a vegetated connection between rainforest remnants located immediately east of the Bruce Highway with the rainforest of Buderim Forest Park.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
2a Coastal eucalypt mix	Not of concern at present

(g) Unit L8: Martins Creek

Values

This unit is centred around a small creek that flows from the significant rainforest of Buderim Forest Park through lowland areas to Eudlo Creek Conservation Park. It supports riparian rainforest along the creek banks, though areas away from the creek are cleared for intensive cultivation.

It is crucial for the condition and viability of the conservation park that incoming water is of good quality and maintains aquatic ecosystems.

Riparian rainforest provides habitat for significant fauna and may contain unrecorded significant flora.

Significant Vegetation Communities and Ecosystems

Community or Ecosystem Present in Unit	Conservation Status within South East Queensland
1a Riparian vine forest	Significant and/or of concern

2.1.2 Code for Waterways and Wetlands

PURPOSE

The purpose of this code is to provide for the protection and enhancement of the ecological values and processes, environmental values (as defined in Volume 1 or declared under an environment protection policy or regulation pursuant to the *Environmental Protection Act 1994*) and functions of waterways, wetlands and fish habitat areas, by protecting and managing water quality, hydrological regimes, stream integrity and biodiversity.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 A buffer is maintained to protect and enhance the environmental values and ecosystem services of waterways, wetlands and fish habitat areas having regard to: • **fauna habitats;** • **adjacent land use impacts;** • **stream integrity;** • **sustainable aquatic and wetland ecosystems; and** • **recreational amenity.**	**A1.1** width of buffer vegetation is provided of at least: (a) 100m around the perimeter of a Significant Coastal Wetland shown on Figure 4-2.1.2(b); and (b) 50m around the perimeter of a Local Wetland shown on Figure 4-2.1.2(b); **AND** *For all Precincts except for Town Centre Core Precincts:* **A1.2** (a) A width of buffer vegetation is provided adjacent to the defining bank of a waterway in accordance with the following:

Stream Order (as identified on Figure 4-2.1.2(a))	Buffer Width
5 and above	50m
3 and 4	25m
1 and 2	10m

For the purposes of this acceptable measure, the defining bank is to be determined in accordance with Figure 4-2.1.2c. The buffer width does not include any part of the waterway itself.

OR

(b) For waterways where a revetment wall exists, all buildings and structures higher than 1.0 metres above ground level are set back 4.5 metres from the property boundary adjoining the waterway.

For Town Centre Core Precincts:

No Acceptable Measure is nominated.

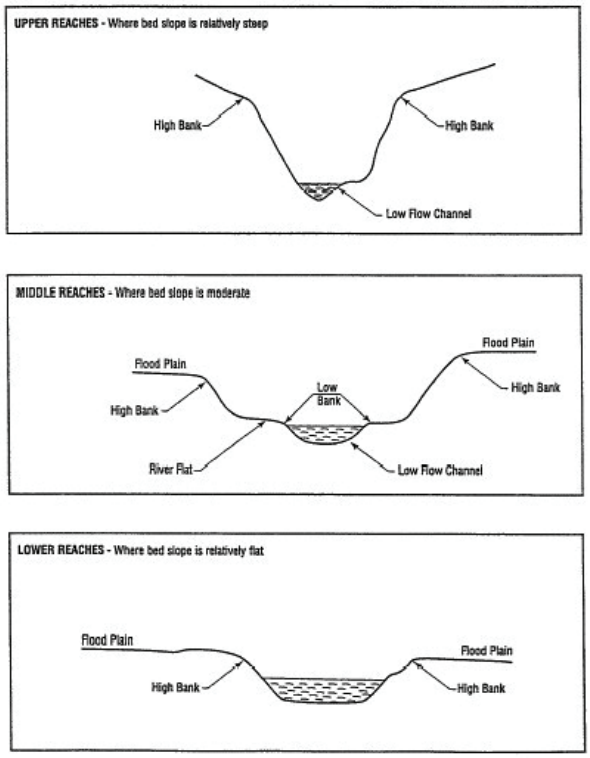
In relation to A1.1 and A1.2 above, where there is conflict with the Code for Agriculture and Animal Husbandry, Code for Development and Use of Intensive Animal Industries and Aquaculture, Code for Development of Detached Houses and Display Homes and Code for Caretaker's Residences the buffer distances to waterways and wetlands in these codes shall prevail.

Continued over page.

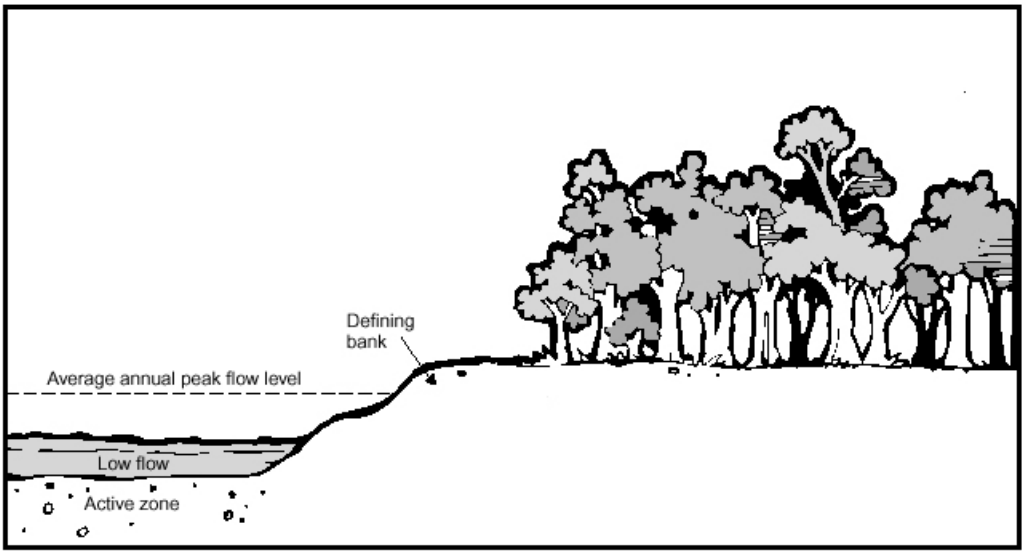
PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 continued	**AND** **A1.3** All existing native vegetation within the buffer established under A1.1 or A1.2 is retained and, is supplemented using locally indigenous plant species so that a locally representative community is provided.[10] **AND** **A1.4** Buildings, structures and on-site infrastructure are located outside the vegetated buffer areas provided in accordance with A1.1 - A1.3.
P2 The hydrologic regime of wetland areas is maintained or enhanced to protect its natural integrity.	**A2.1** The existing hydrologic regime of surface and ground waters to and from a wetland is not altered through channelisation, redirection or interruption of flows, other than where necessary for the natural enhancement of the wetland. **AND** **A2.2** No interference or modification of channels within a wetland occurs, other than where necessary for the natural enhancement of the wetland.
P3 Stream integrity and in-stream habitat are protected or enhanced.	**A3.1** No direct interference or modification of the waterway channel or instream habitat occurs other than where necessary for the natural enhancement of the waterway. **AND** **A3.2** Where enhancement is necessary, the principle of natural channel design is followed. That is, hydraulic conveyance requirements of engineered or affected channels are maintained, while environmental values are improved.
P4 Stormwater discharges are treated before entering the waterway or wetland buffer to prevent adverse impacts on the buffer's integrity and on the receiving waters.	**A4.1** Water entering vegetated buffers adjacent to waterways and wetlands meet the water quality objectives set out in Planning Scheme Policy 5: Operational Works.
P5 Buildings, structures, outdoor activity areas and on-site infrastructure are sited and designed so that they do not detract from the visual quality of waterways and wetlands and the adjacent vegetated buffers.	No Acceptable Measure is nominated

[10] *A rehabilitation plan may be required to demonstrate the ability to comply with this measure or as a condition of approval. Planning Scheme Policy No.3 outlines the appropriate measures to be taken for rehabilitation.*

FIGURE 4-2.1.2 (c) - Diagrammatic representation of the Defining Bank



Where there is any doubt, the defining bank is the terrace or bank or, if no bank is present, the point on the activezone, which confines the average 2 year ARI flows, as illustrated below.



Volume Four

2.1.3 Code for Assessment and Management of Acid Sulfate Soils

PURPOSE

This code is intended to ensure there is no environmental harm caused to natural systems or significant adverse effects on the built environment or human health by the production or release of acid and metal contaminants from acid sulfate soils.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Works avoid disturbing acid sulfate soils or are managed to avoid the release of acid or metal contaminants.[11] [12]	**A1.1** (a) The disturbance of acid sulfate soils is avoided by: i not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; and ii not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; and iii where Area 1 shown on Regulatory Map 1.4 (being land at or below 5m AHD), not undertaking filling that results in: 1. actual acid sulfate soils being moved below the watertable; and 2. previously saturated acid sulfate soils being aerated. **OR** (b) The disturbance of acid sulfate soils avoids the release of acid and metal contaminants by: i neutralising existing acidity and preventing the generation of acid and metal contaminants; and ii preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment.

[11] *In assessing compliance with this performance criteria, Council may request the preparation of a detailed acid sulfate soils investigation to determine whether acid sulfate soils are present and, if present, the location, depth and maximum existing and potential acidity of the soils relevant to the proposed disturbance. Such investigations should be undertaken in accordance with the guideline for State Planning Policy 2/02 – Planning and Management of Development involving Acid Sulfate Soils (sections 6 - 8). If acid sulfate soils are to be disturbed, the applicant may also be requested to provide a comprehensive acid sulfate soils management strategy outlining how the proposed development will achieve A1.1. Such a strategy should be prepared in accordance with the guideline for State Planning Policy 2/02 – Planning and Management of Development involving Acid Sulfate Soils (sections 9 - 10).*

[12] *Applicants should note that DNRM has produced mapping at 1:25,000 of likely acid sulfate soil areas. These maps may provide guidance on where such soils are most likely to occur. This mapping does not cover the entire area identified on Regulatory Map 1.4 (the Acid Sulfate Soils Special Management Area) in this planning scheme. Outside the areas included in the DNRM mapping, a preliminary investigation of acid sulfate soils to assist the initial planning of a development proposal (i.e. before an application is made) is strongly recommended. Such investigations should be undertaken in accordance with State Planning Policy 2/02.*

2.1.4 Code for Development on Steep or Unstable Land

PURPOSE

The purpose of this code is to achieve the following outcomes:

(a) (a) Development on steep or unstable land is compatible with the nature of the hazard and with the environmental and visual characteristics of the site and surrounding land;
(b) (b) Development maintains the safety of people and property from the risk of landslide;
(c) (c) Development on slopes of more than 25% occurs only where the scenic and environmental quality of the locality is maintained.

(1) Element: Unstable Land

PERFORMANCE CRITERIA / ACCEPTABLE MEASURES	
P1 Development does not increase the risk of harm to people or property or reduce the safety of hazardous materials manufactured or stored in bulk as a result of landslide. Mitigation works are provided in a manner which minimises whole of life cycle costs.	**A1.1** The development does not: • involve new building work which exceeds 20m^2 gross floor area that involves additional footings or structural slab on ground; or • involve vegetation clearing[1]; or • alter ground levels to an extent that involves the excavation or filling of more than 50m^3 of material (other than the placement of topsoil not exceeding 100mm in depth); or • create cuttings or fillings with a vertical depth greater than 1.5 metres relative to ground level; or • re-direct or impede water flows in existing water courses, ground water or storm water drains (whether natural or man-made); or • require the construction of new stormwater drainage to service new impermeable surface areas (including roofed areas) exceeding 50m^2; or • involve the construction of an on-site sewerage facility. **Or** An appropriately qualified professional carries out sufficient investigation work and certifies that the stability of the site will be maintained during the course of, and following the development, and that the site is not subject to risk of landslide activity originating from other land. This is in accordance with Planning Scheme Policy No. 4 –Preparation of Geotechnical Reports.

1 Vegetation clearing for the purposes of this code and the relevant special management area is defined in Volume 1 of this Planning Scheme

(2) Element: Building Design and Site Layout on Steep Land

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development is designed, sited and erected to respect and be visually integrated into the streetscape and the natural surroundings by ensuring: (a) an external appearance of natural hues and tones; (b) minimisation of reflective surfaces; (c) adequate screening of the underneath of buildings; (d) retention, where possible, of natural landforms, drainage lines and vegetation; (e) buildings and structures are not visually intrusive, particularly from ridge lines, public open spaces, major tourist roads and other critical vantage points, outside of the site;	**Note:** For assessable development, these acceptable measures represent only partial fulfilment of the performance criterion. In order to adequately address the performance criterion, other measures are also likely to be necessary for assessable development. **A1.1** Development does not occur on land steeper than 25%. **AND** **A1.2** (a) The building (including carparking structures) has a maximum undercroft height at the perimeter of the building of 3 metres above ground level; or (b) The building incorporates undercroft skirting or screening (eg. timber battens) to the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building; or (c) The building incorporates landscape screening for the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building. **AND** **A1.3** For buildings other than detached houses, the extent of excavation (cut) and fill is revegetated immediately following completion of the works.
P2 Buildings and other structures are designed and sited to minimise adverse impacts on amenity of neighbouring sites having regard to: • natural light and ventilation, • views and outlook, and • privacy.	**A2.1.** Buildings on land with slopes of 15% or more are setback 1.5 metres from the side or rear boundary of the site for a height of 4.5 metres (above ground level), and then setback an additional 0.5 metres up to a height of 6.0 metres (above ground level), and then with planes projected at 45 degrees from a height of 6.0 metres (above ground level) at a point 2.0 metres in from the side or rear boundary of the site *(see Figure 2.1.4(a).* **AND** **A2.2** Buildings are not higher than 10.0 metres above ground level. **AND** **A2.3** If over a height of 6m minor encroachments (being roof overhangs, roof eaves and sunshades only) extend outside of the building envelope to a maximum projection of 900mm, providing the encroachment is no closer to the boundary than 2m.

Figure 2.1.4(a)

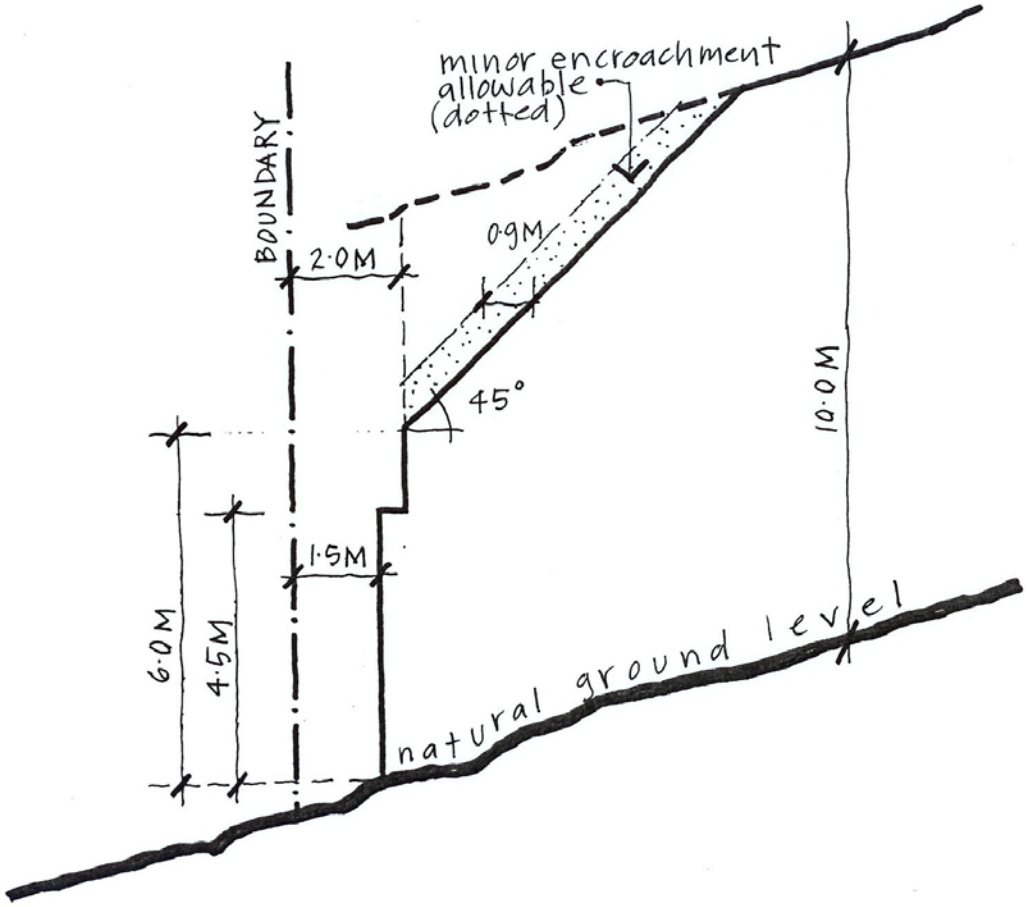
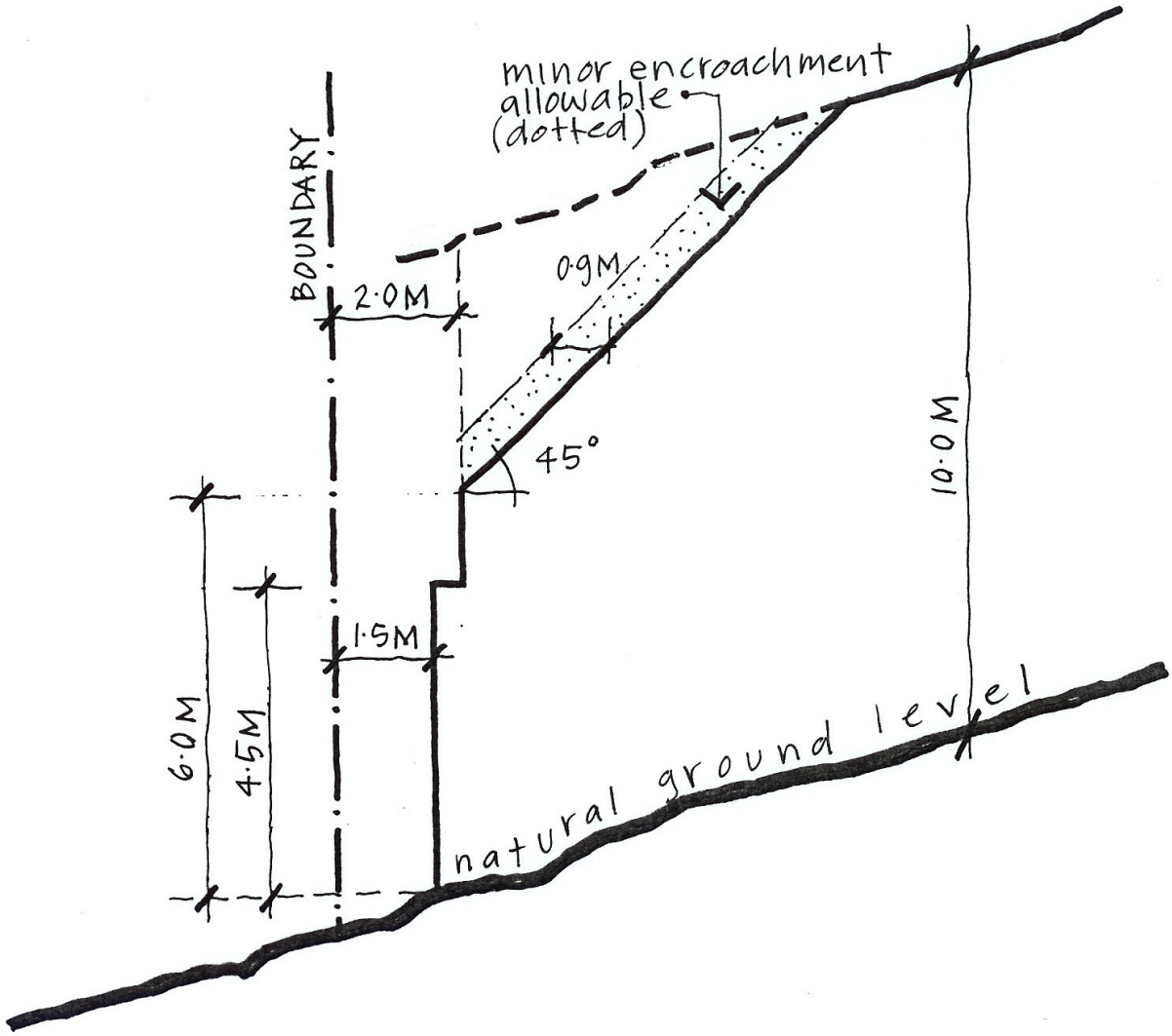

minor encroachment allowable (dotted)
BOUNDARY
2·0M
0·9M
45°
10·0M
1·5M
6·0M
4·5M
natural ground level

FIGURE 2.1.4(a)


minor encroachment allowable (dotted)
BOUNDARY
2·0M
0·9M
45°
10·0M
1·5M
6·0M
4·5M
natural ground level

2.1.5 Code for Development in Water Resource Catchment Areas

PURPOSE

Council seeks to maintain water resource catchment areas such that storage and lake water quality is maintained or improved, particularly by protecting and enhancing the catchment areas' natural systems. Development does not adversely affect (either directly or indirectly) the Shire's local and regional water resources.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Land must only be developed and used for purposes that: • **will not involve significant changes to landform or vegetation (by way of filling, excavating or clearing);** • **will be effectively managed to avoid any significant adverse impacts on surface and groundwater hydrology (both upstream and downstream) or water quality; and** • **are of a scale and character that maintains natural conditions and systems, and have no significantly adverse visual impacts.**	**A1** Development and use of land occurs only when it: • requires no filling or excavation of land, other than work covered by the Standard Building Regulation; • involves minimal buildings, with buildings and other structures covering less than 10% of the site; • has a low intensity rural, recreational or educational character; • In Rural Precincts, does not involve an increase in the number of lots; and • provides for the conservation and/or restoration of areas having critical ecological or other water quality importance, including in accordance with the relevant Acceptable Measures of Council's Planning Scheme Code 2.1.2 for Waterways and Wetlands.
P2 Development which adjoins or incorporates major drainage lines or waterways must provide for their retention or, the enhancement of their natural environmental values to Council's satisfaction.	**A2.1** Provision is made for vegetation protection and revegetation of streamlines and protection of river and creek corridors by appropriate buffers, and in accordance with the relevant Acceptable Measures of Council's Planning Scheme Code 2.1.2 for Waterways and Wetlands, so as to ensure bank stability and reduce flooding/ siltation and erosion risks. **AND** **A2.2** Farming practices are used which do not include cropping, the storage and/or application of farm chemicals, or holding/grazing of stock below the 10 year ARI flood level, or within 50 metres of the high bank of a waterway. **AND** **A2.3** Buildings or other structures (other than fences and water troughs) located at least 100 metres from the top of the high bank of the waterway or 200 metres from the full supply level of the lake. **OR** **A2.4** Lesser buffer areas are provided where in accordance with the findings of an approved ecological report which has determined that lesser widths are acceptable in relation to the proposed development or use.

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 continued	**AND** **A2.5** Controlled access is provided to and across permanently running waterways, including fencing, constructed ramps and/or gravel or concreted crossings, in order to minimise stream bank disturbance.
P3 Development and use of land adjoining the full supply level of a water resources lake is undertaken in a manner which provides for an effective buffer which can assist in filtering runoff.	**A3.1** No cropping, grazing or other use areas are situated within 100 metres of the full supply level of the lake. **AND** **A3.2** Fencing and water troughs are installed to prevent encroachment of animals within 100 metres of the full supply level.
P4 Development must provide for ecologically sustainable treatment and disposal of on-site wastes and ensure no serious environmental harm is caused in terms of impacts on the quality of any surface water or groundwater resources.	**A4.1** Concentrated disposal of waste complies with the "Guidelines for Disposal of Animal Manure" (Water Quality Council of Qld). **AND** **A4.2** Dairying complies with the "Queensland Dairy Farm Effluent Manual" (QDO), regarding wastewater management for milking sheds. **AND** **A4.3** All concentrated use areas (eg. washdown areas, saddling yards, stables) are provided with site drainage to ensure all runoff is directed to treatment areas which can effectively reduce the levels of sedimentation and pollutant.
P5 Unless considered by Council to be of a minor scale or intensity, assessable development must be in accordance with best environmental management practices which demonstrate that effective measures will be used to protect the catchment area's important environmental values from the adverse effects of: • building and other site works; • filling and/or excavation; • clearing; • weed infestation; • stormwater runoff (during and after construction); • waste disposal; and • fire risks; **so as not to result in or contribute to the resource becoming unusable or otherwise unsustainable as a water supply. Such practices may be drawn from industry codes of practice such as the "Environmental Code of Practice for Agriculture" (QFF 1997), or any updated equivalent of that document.**	**A5.1** Rural land use and management undertaken such that, where applicable: • cropping and harvesting occur along contours, and avoid lands with over 10% slope, to minimise potential for gully and rill erosion; • over grazing is avoided; • ground cover is maintained to minimise erosion and balanced with coordinated and controlled burning and grazing to reduce potential fuel sources (except where trash retention is necessary for erosion control); • legume-based pasture is used in preference to grass and annual forage cropping regimes to assist in reducing nitrogen loadings; • irrigation is undertaken so that newly cleared or planted areas are not subject to excessive runoff or ponding; • development involving recontouring or on-site construction is undertaken in accordance with approved strategies to intercept and treat resultant runoff, including bunding, retention/detention basins, diversion drains, silt traps, dams, and settling ponds. These to be sized and constructed to carry the maximum 5 year average recurrence interval discharge without overtopping and without causing seepage to ground water; and • specific areas are located, designed and constructed such that farm equipment and machinery is washed, maintained and stored after use with discharges directed into holding tanks for treatment and disposal offsite.

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P5 continued	**AND** **A5.2** Assessable development is carried out in accordance with an approved Environmental Management Plan, prepared by a suitably qualified person, which includes, at a minimum: (a) a description and assessment of the environmental capability of the site having particular regard to: • landform and landscape values; • soil types and suitability (including any actual or potential acid sulphate soils); • surface drainage patterns; • hydrogeology (including salinity); • land stability and erosion; and • vegetation; and (b) a description of the measures proposed to meet the performance criteria particularly with respect to: • water resources; • wastewater and solid waste management (including suitability and sustainability, water balance and effects on hydrology); • road and allotment or site layout; • stormwater drainage; • stability and erosion control (including those measures proposed during the construction and operation phases); • management of key areas of vegetation and scenic importance; • revegetation; and • bushfire risk management.

2.1.6 Code for Development in Bushfire Hazard Areas

PURPOSE

The purpose of this Code is to minimise:

- the number of people and properties at risk of exposure to bushfire hazard; and
- the loss of vegetation through inappropriately located development.

APPLICATION

To ensure that development identified in high and medium bushfire hazard areas (as shown on Regulatory Map 1.7 – Bushfire Hazard Areas) addresses bushfire risk.[1]

[1] *The Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. "Designated Bushfire Prone Areas" for the purposes of the Standard Building Regulation 2006 (Section 12) and the BCA are identified on the Designated Bushfire Prone Area for Building Work map (Figure 2.1.6).*

Element 1: Fire Management Plan (for Assessable Development only)

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The fire mitigation methods used at the site must be adequate for the potential bushfire hazard rating of the individual site, having regard to: (a) vegetation type; (b) slope; (c) aspect; (d) on-site and off-site fire hazard implications of the development; (e) bushfire history; (f) conservation values of the site; and (g) ongoing maintenance.	**A1** The development complies with a Bushfire Management Plan prepared in accordance with Planning Scheme Policy No. 13 - Preparation of a Bushfire Management Plan.[2]

[2] *Where a bushfire management plan has already been approved for the development proposed on the site (e.g. as part of a higher order approval), design of the proposed development to achieve compliance with that plan shall be taken as achieving compliance with this Element.*

Element 2: Lot Layout, Land Use and Access (for Assessable and Self-Assessable Development)

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The lot layout of new developments must be designed to mitigate any potential bushfire hazard and provide safe sites.	**A1** The proposal demonstrates building envelopes are designed to have a setback of: • 1.5 times the height of the predominant tree canopy or 10m, whichever is greater; and • 10m away from any retained vegetation strips or small areas of vegetation.
P2 With the exception of uses permitted by an existing approval, any material change of use must not result in a high concentration of people living or congregating in a medium or high potential bushfire hazard area.	**A2.1** With the exception of uses permitted by an existing approval, the following uses are not located within a medium or high potential bushfire hazard area: (a) educational establishment; (b) hospital; (c) aged persons accommodation (including Retirement Village and Residential Care Facility); (d) caravan park; (e) child care centre; (f) community centres; (g) community residence; (h) high security correctional facilities; or (i) Development involving the manufacture or storage of hazardous materials in bulk.
P3 Vehicular access must be designed to mitigate against bushfire hazard by: (a) (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) (b) ensuring adequate access for the evacuation of residents and emergency personnel, on the event of an emergency, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) (c) providing for the separation of developed areas and adjacent bushland.	**A3.1** For development proposed in a medium or high potential bushfire hazard area, the development design incorporates: (a) a perimeter road that is located within the development site between the boundary of the proposed lots and the adjacent bushland having a minimum cleared width of 20 metres; or (b) if a) is not possible, a perimeter track on a minimum cleared width of 6 metres within the development site to adjacent bushland which has a grade not greater than 12.5%; **AND** **A3.2** The road design is capable of providing access for fire fighting and other emergency vehicles by incorporating through roads only and road grades not exceeding 12.5%. **AND** **A3.3** Any perimeter track: • incorporates access points at either end, a vehicle passing bay every 200 metres and a vehicle turnaround every 400 metres; • has a formed width and gradient, and erosion control devices to local government standards; • is either dedicated to Council, or within an access easement that is granted in favour of Council and Queensland Fire and Rescue Service.

Element 3: Siting, Building Design and Construction[3]

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Buildings and structures are sited to minimise potential bushfire hazard and associated clearing of remnant vegetation.[4]	**A1.1** Buildings and structures are sited in the area of lowest bushfire hazard. **AND** A1.2 Buildings and structures are located away from the most likely direction of a fire front, or on a flat site at the base of the slope. **AND** **A1.3** No clearing of remnant vegetation identified on Regulatory Map 1.1 Nature Conservation Management Areas Special Management Area is required. **AND** **A1.4** On properties where boundary fences abutting native bushland areas, construction of timber paling fencing should not be permitted. The construction of colourbond steel fences is permitted.

3 The Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. "Designated Bushfire Prone Areas" for the purposes of the Standard Building Regulation 2006 (Section 12) and the BCA are identified on the Designated Bushfire Prone Area for Building Work map (Figure 2.1.6).

4 If the development site is located within a designated area of nature conservation value under the Nature Conservation Act 1992 or the planning scheme, the proposed development is generally inappropriate because of the need to clear vegetation for firebreaks. However, if the development proposal is a development commitment, the risk from the bushfire hazard must be mitigated in ways that minimise the adverse impacts on the nature conservation values. Refer to the Nature Conservation and Biodiversity Code, the Waterways and Wetlands Code and Planning Scheme Policy No. 12 – Biodiversity for further details on the preservation and management of remnant vegetation.

Element 4: Water Supply

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The development proposed provides an adequate water supply for fire fighting purposes and the water supply provided for fire fighting purposes must be safely located and freely accessible for fire fighting purposes at all times. The water supply must be reliable, and have sufficient flow and pressure requirements for fire fighting purposes at all times.	**A1.1** Each dwelling unit on the site with a gross floor area greater than 50m² has a reliable reticulated water supply that has a minimum pressure and flow of 10 litres a second at 200kPa at all times. **OR** **A1.2** Each dwelling unit on the site has an on-site water supply volume of not less than 20,000 litres available for the purposes of fire fighting. The water supply can be either: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a swimming pool installed immediately upon construction of the development[5] **AND** **A1.3** The water supply outlet is located away from any potential fire hazards, such as venting gas bottles. **AND** **A1.4** The water supply outlet pipe is 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting) and a hardstand area within 6 metres of the outlet for fire vehicles[6]. **AND** **A1.5** The water supply is located in close proximity to a hard standing area that can accommodate a parked rural fire brigade truck while not impeding the movement of other vehicles. **AND** **A1.6** The pumps that pressurise water output from the tank must be able to be operated without reticulated power. **AND** **A1.7** Fire hydrants along National Park perimeter roads should be located not less than 100m apart. **AND** **A1.8** Road verges and/or nature strips should be landscaped to form a swale drain for stormwater run-off; with low form, nonfire promoting native vegetation OR low form and sparsely planted vegetation (i.e no dense cluster planting). **AND** **A1.9** Properties that are located adjacent or abutting bushland should plant low form, non-fire promoting vegetation on areas of the property that are adjacent or abutting bushland.

5 It is recommended that due consideration should be given to the location of the water storage in relation to the most likely fire fronts on the site, as well as to the resistance of the water storage to the effects of radiant heat and direct flame.

6 A1.3 and A1.4 are not applicable to inground swimming pools that are used as a fire fighting water supply.

2.1.7 Code for Development in the Vicinity of the Airport

PURPOSE

The purpose of this code is to ensure that development in the vicinity of the airport:

- achieves Council's planning intentions for the airport and surrounding area, as expressed in Planning Area No. 9 – North Shore and the part of Planning Area No. 23 – Maroochy river Plains;
- avoids land use conflict and nuisance between the airport (and its significant impacts and associated aviation facilities) and surrounding land by seeking the prevention of inappropriate development; and
- ensures that any premises, is appropriate, include suitable measures to mitigate impacts, and are used in a manner that does not affect airport operations.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development and use of premises must not cause an obstruction or other potential hazard to aircraft movement associated with the airport by way of: • **the physical intrusion into aircraft take-off and approach flight paths,** • **attracting wildlife, particularly flying vertebrates such as birds or bats, in significant numbers.** • **providing lighting similar to runway lighting or which could otherwise distract or confuse aircraft pilots or interfere with a pilot's vision,** • **interfering with navigation or communication facilities,** • **emissions that may affect air turbulence, pilot visibility, or aircraft operations, or** • **transient intrusions into the airports operational airspace.**	**A1.1** Buildings, other structures and vegetation at its mature height do not exceed the airport's obstacle limitation surfaces (as shown on Regulatory Map No 1.8 (1 of 7 and 2 of 7). **AND** **A1.2** Uses involving temporary or permanent aviation activities are not located beneath the airport's obstacle limitation surfaces (as shown on Regulatory Map No 1.8 (1 of 7 and 2 of 7). **AND** **A1.3** Cranes and any other construction equipment or activities do not exceed the airport's obstacle limitation surfaces (as shown on Regulatory Map No 1.8 (1 of 7 and 2 of 7). **AND** **A1.4** Uses involving the disposal of putrescible waste are not located within 13km of runways (as shown on Regulatory Map No 1.8 (3 of 7): **AND** **A1.5** Uses involving the following activities are not located within 3km of runways (as shown on Regulatory Map No 1.8 (3 of 7): (a) aquaculture (b) fruit tree farming, (c) turf farming, (d) piggeries, (e) wildlife sanctuaries, (f) food processing plants, (g) stock handling or slaughtering. **AND** **A1.6** If the activities listed in A1.4 are located between 3km and 8km of runways (as shown on Regulatory Map No 1.8 (3 of 7): (a) potential food/waste sources are covered so that they are not accessible to wildlife; and (b) for fruit and turf production, wildlife deterrence measures including bird scatters and netting are carried out.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 continued	**AND** **A1.7** Where uses involving the following activities are not located within 3km of runways (as shown on Regulatory Map No 1.8 (3 of 7) potential food/waste sources are covered so that they are not accessible to wildlife: (a) the keeping, handling or racing of horses, (b) fair grounds, (c) outdoor theatres, (d) restaurants with outdoor dining. **AND** **A1.8** Outdoor lighting within 6km of runways (as shown on Regulatory Map No 1.8 (3 of 7) does not involve[1]: (a) lighting that shines light above a horizontal plane; (b) coloured, flashing or sodium lights; (c) flare plumes; or (d) configurations of lights in straight parallel lines 500m to 1000m long. **AND** **A1.9** None of the following is emitted: (a) a gaseous plume at a velocity exceeding 4.3m per second; or (b) noticeable smoke, dust, ash or steam. **AND** **A1.10** Works or uses are not located within the sensitive area of the NDB (Non-directional beacon) site shown on Regulatory Map No 1.8 (4 of 7) that involve any: (a) buildings, structures or other works within 60 metres of the site or (b) metallic buildings or structures between 60 and 150 metres of the site or (c) buildings or structures with a size greater than 2.5 metres in any dimension between 60 and 150 metres of the site or (d) other works between 60 and 150 metres of the site which exceed 3 metres in height or (e) buildings, structures or other works between 150 and 500 metres of the site which exceed 7.9 metres in height. **AND** **A1.11** Works or uses are not located within the sensitive area of the DME (Distance measuring equipment) site shown on Regulatory Map No 1.8 (4 of 7) that involve any: (a) buildings, structures or other works within 115 metres of the site which exceed 8 metres in height or (b) buildings, structures or other works between 115 and 230 metres of the site which exceed 9 metres in height or (c) buildings, structures or other works between 230 and 500 metres of the site which exceed 10 metres in height or

Continued over page.

[1] *Design of light sources should have regard to Civil Aviation Safety Authority's CASR Part 139 Manual of Standards Chapter 9.21 "Lighting in the Vicinity of Aerodromes"*

<table>
<tr><th>PERFORMANCE CRITERIA</th><th>ACCEPTABLE MEASURES</th></tr>
<tr><td>P1 continued</td><td>(d) buildings, structures or other works between 500 and 1000 metres of the site which exceed 12 metres in height or
(e) buildings, structures or other works between 1000 and 1500 metres of the site which exceed 16.5 metres in height.
AND
A1.12 Works or uses are not located within the sensitive area of the CVOR (Conventional omnidirectional range) site shown on Regulatory Map No 1.8 (4 of 7) that:
(a) involve any buildings, structures or other works within 300 metres of the site or
(b) between 300 and 1000 metres of the site, involve any:
i fences exceeding 2.5 metres in height or
ii overhead lines exceeding 5 metres in height or
iii metallic structures exceeding 8 metres in height or
iv trees and open lattice towers exceeding 10 metres in height or
v wooden structures exceeding 13 metres in height.</td></tr>
<tr><td>P2 Development must not introduce premises in the area surrounding the airport which are:
• sensitive to noise interference or nuisance, or
• at high risk from an aircraft collision.</td><td>A2.1 No premises for purposes set out in column 1 are located above the ANEF or ANEC contours specified in column 2 and shown on Regulatory Map 1.8 (5 of 7 and 6 of 7):
<table><tr><th>Column 1</th><th>Column 2</th></tr><tr><td>Long term residential use or Community use not involving general access by the public</td><td>25 ANEF or 25 ANEC</td></tr><tr><td>Short term residential use or Community use involving general access by the public</td><td>30 ANEF or 30 ANEC</td></tr><tr><td>Commercial use</td><td>35 ANEF or 35 ANEC</td></tr><tr><td>Light industry</td><td>40 ANEF or 40 ANEC</td></tr></table>AND
A2.2 Premises for purposes set out in column 1 between the ANEF or ANEC contours specified in column 2 and shown on Regulatory Map 1.8 (5 of 7 and 6 of 7):
incorporate effective noise attenuation measures to achieve indoor design sound levels in accordance with table 2 in the guideline for State Planning Policy 1/ 02 - Development in the Vicinity of Certain Airports and Aviation Facilities[2].</td></tr>
</table>

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[2] *In determining appropriate noise attenuation measures, applicants may have regard to section 3 of Australian Standard AS2021-2000: Acoustics - Aircraft Noise Intrusion - Building Siting and Construction for guidance on appropriate design and construction considerations.*

<table>
<tr><th>PERFORMANCE CRITERIA</th><th>ACCEPTABLE MEASURES</th></tr>
<tr><td>P2 continued</td><td>
<table>
<tr><th>Column 1</th><th>Column 2</th></tr>
<tr><td>Long term residential use or Community use not involving general access by the public</td><td>20-25 ANEF or 20-25 ANEC</td></tr>
<tr><td>Short term residential use or Community use involving general access by the public</td><td>20-30 ANEF or 20-30 ANEC</td></tr>
<tr><td>Commercial use</td><td>25-35 ANEF or 25-35 ANEC</td></tr>
<tr><td>Light industry</td><td>30-40 ANEF or 30-40 ANEC</td></tr>
</table>
AND
A2.3 Development does not introduce or intensify residential, community, industrial or commercial uses or other activities involving the manufacture or bulk storage of hazardous or flammable materials in the existing or proposed safety zones at the ends of runways, extending:
(a) 1500 m beyond the main take-off runway existing or proposed,
(b) 1000 m beyond other runways, or
(c) 225 m either side of the extended runway centreline.
as shown on Regulatory Map 1.8 (7 of 7).
</td></tr>
</table>

2.1.8 Code for Protection of Extractive Resources

PURPOSE

The purpose of this code is to protect extractive resources in the Shire by preventing incompatible development and use of premises, which could sterilise valuable extractive resources. This can occur when incompatible premises are located on or near existing or potential resource areas and associated haulage routes.

(1) Development in Extractive Resource Areas

PURPOSE

To protect land that contains extractive resources in the Shire so that such resources can be extracted, when needed, in an efficient and ecologically sustainable manner.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The development and use of premises on land where extractive resources are known to exist must not preclude the efficient winning of those resources.	**A1.1** In Extractive Resource Areas as shown on Regulatory Map No. 1.9, development and use of premises are for purposes other than the following: • residential • commercial • industrial • special uses except where there is an overriding public need • community uses except where there is an overriding public need • rural service industry • indoor recreation. AND **A1.2** Development being the reconfiguring of a lot where the number of lots are not increased.

(2) Development in Extractive Resource Buffer Areas and Haulage Route Buffer Areas

PURPOSE

To prevent land use conflicts from arising in areas around extractive resources such that the entire extractive resource can be extracted in a normal, efficient and ecologically sustainable manner.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The development and use of premises in the vicinity of extractive industry are compatible with extractive industry and allow for the winning of the entire resource in an efficient and ecologically sustainable manner.[1]	**A1.1** In Extractive Resource Buffer Areas as shown on Regulatory Map No. 1.9, development and use of premises are for purposes other than the following: • residential uses • special uses except where there is an overriding public need or it is demonstrated that impacts are within acceptable limits, • community uses except where there is an overriding public need or it is demonstrated that impacts are within acceptable limits. **OR** **A1.2** Development being the reconfiguring of a lot where the number of lots are not increased.
P2 The development and use of premises in the vicinity of extractive industry haulage routes must be compatible with extractive industry transportation operations and must allow for such operations to occur in an efficient and ecologically sustainable manner.	**A2.1** Development and use of premises in Extractive Resource Haulage Route Buffer Areas as shown on Regulatory Map No. 1.9 are for the purposes other than the following: • residential uses except where it is demonstrated that impacts are within acceptable limits for residential premises, • special uses except where there is an overriding public need or it is demonstrated that impacts are within acceptable limits, • community uses except where there is an overriding public need or it is demonstrated that impacts are within acceptable limits. **OR** **A2.2** Development being the reconfiguring of a lot which increases the number of lots for residential or community purposes where it is demonstrated that impacts are within acceptable limits for residential or community use.
P3 Measures incorporated in the development and use of premises (not associated with the extractive industry) must avoid or mitigate adverse impacts from the winning and transportation of extractive resources.	**A3.1** Inclusion of measures in the development and use of non-extractive industry premises which overcome land use conflicts, such as landscape buffers, screening and separation distances.

[1] *If an alternative to the listed acceptable measures is proposed (or if applicants are seeking to establish that impacts are within acceptable limits for uses listed within the acceptable measures), compliance with the performance criterion should be demonstrated with the assistance of a detailed assessment which addresses:*
- *Likely impacts arising from the entire winning of the nearby extractive resource, including noise, dust, vibration and other impacts,*
- *The potential for land use conflicts between the proposed use and impacts arising from winning of the extractive resource,*
- *Solutions which overcome land use conflicts, but which are not imposed upon the extractive resource or its operations; and*
- *Compliance with the Planning Scheme Policy No. 7 – Acoustic Environment Assessment.*

2.2 Design Code for Community Safety and Security

PURPOSE

The purpose of this code is to:

(a) provide for personal and property security for residents and visitors and to enhance community safety in Centres and in mixed use premises elsewhere; and

(b) ensure that design for community safety addresses both people's perceived sense of safety and actual potential for crime.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
SITE IDENTIFICATION **P1 All property boundaries must be clearly identifiable, to avoid confusion and the potential for illegitimate wandering.**	**A1** Boundaries identified by such means as: • fencing; and/or • changes in surface materials or levels; and/or • landscape treatments.
P2 All premises and access routes must be clearly identifiable to all persons, particularly emergency services personnel.	**A2** All premises are identified by the provision of the street number in a prominent location, preferably near the site entry, ie. on the kerb or letterbox or by signage on the building or site.
FENCING **P3 Appropriate fencing must be used adjacent to streets, walkways, laneways, alleyways, and the like, to define territory, protect privacy and amenity of private open space, and provide for the casual surveillance of both properties and public thoroughfares.**	**A3.1.1** Fencing of a carpark erected so as to provide clear visibility into the site for the full height of the fence. **OR** **A3.1.2** Fencing of other sites/facilities is designed and erected so as to: • provide clear visibility into the site, through at least 50% of the surface of the fence above 1.2 metres in height; and • be located so that it does not inhibit views of entrances and exists to buildings. **AND** **A3.2** Solid front fences and walls to 1.8 metres high are limited to where; • the main/private communal open space is in front of a building; or • traffic volumes exceeds 6000vpd. **Provided that:** • the width is limited to a maximum of 50% if the frontage, where private open/communal space fronts the street; • some surveillance of the street is maintained from the building to satisfy Acceptable Measure A3.2 above; and • fences do not exceed 10 metres in length without some articulation or detailing to provide visual interest.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
MOVEMENT CORRIDORS **P4 Movement corridors (walkways, pathways, tunnels, stairways, bridges, cycle paths and the like) must be designed to maximise safety.**	**A4.1** For self-assessable development, movement corridors within sites and between sites, are designed and located such that they do not become potential assault sites by: • Installing adequate lighting, of a vandal resistant type achieving a level of 100 lux[1]; • Avoiding 'blind' corners involving a change in direction of greater than 75 degrees where movement cannot be predicted or where 'blind' corners are unavoidable, providing mirrors or equally effective measures to allow users to observe what lies around the corner; • Constructing movement corridors which do not exceed 200 metres in length; and • Planting vegetation (such as trees with clean trunks to a height of at least 1.8 metres and low ground covers less than 0.75 metres in height); **AND** **A4.2** For assessable development movement corridors within sites and between sites, are designed and located such that they do not become potential assault sites by: • Designing adjoining premises to allow for casual surveillance of the movement corridor; and • Minimise sudden changes of grade, which reduces sightlines.
SITE PLANNING **P5 Uses must be arranged within buildings and on sites to enable external areas to be monitored.**	**A5** Active uses arranged within buildings at Ground floor level, so that they overlook publicly accessible areas.
P6 Communal open space, including congregation and seating areas, must be located where it can be monitored.	**A6** Communal open spaces, including congregation and seating areas, situated where they are in the line of sight of windows, doors and/or balconies/verandahs of buildings, or can be seen from a street or other public space.
P7 Where provided and compatible, multiple uses must be co-located on sites.	**A7** Allowance made for the multiple use of sites or areas, where an increased presence is desirable, particularly where the multiple use facilitates a presence throughout different hours of the day/night.
P8 Bicycle parking facilities must be located in areas where they can be monitored.	**A8** Bicycle parking facilities located in view of high traffic areas, ie. the street.
LANDSCAPING **P9 The provision of landscaping must be to a satisfactory standard ensuring that it does not lead to opportunities for concealment and possible assault sites.**	**A9** Landscaping provided which allows adequate visibility for casual surveillance of public and semi-public spaces, including entrances and exits to sites and buildings, by: • planting trees which have clean trunks to a height of at least 1.8 metres; and • appropriately spacing shrubs at 1.2 metres horizontal centres, with a maximum height of 0.75 metres, to avoid clumping and to retain sightlines.

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[1] *Lighting erected in accordance with this provision should not cause nuisance or annoyance at any adjoining premises. Appropriate treatment of the light source should be used to contain light spillage.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
BUILDING DESIGN **P10 Buildings and structures must be designed to minimise opportunities for vandalism.**	**A10** Where buildings or structures are constructed in view of a public street: • the use of solid fences and blank walls which attract graffiti is avoided. Where solid blank surfaces are unavoidable, provide protection in the form of the following: landscaping, creepers, murals, vandal resistant paint, etc; and • toughened glass, screens and other measures are used in windows which are provided at ground level, to deter break and enters; and • vandal proof materials and anti-graffiti paint are used in the construction of buildings which are hardy and not easily removable from the building.
P11 Buildings must be designed to overlook areas which are accessible to the public.	**A11** Windows and main entrances positioned to allow for casual surveillance.
P12 Buildings and building sites must be designed to minimise opportunities for concealment.	**A12.1** Along property boundaries adjacent to the street or in view of the street and other publicly accessible areas within sites, building facades are provided which do not incorporate recesses of sufficient size to conceal a person. **AND** **A12.2** Blind corners, where movement cannot be predicted, on buildings constructed on street corners or adjacent to a driveway, alleyway, laneway or similar, avoided by use of at least one of the following measures: • installing strategically placed mirrors; • building corners from clear materials; • design curves or angles in place of 90° corners.
P13 All building entries must be designed to be obvious and easily identifiable.	**A13.1** The number of entrances and exits are limited and main building entrances/exits located at the front of the site, in view of the street. Where this is not possible, due to site or existing building constraints, a well defined path provided to the entrance/exit. **AND** **A13.2** All entrances/exits to buildings, are lit and signed, and signage includes hours of operation. **AND** **A13.3** Entrances/exits are located to provide a direct link to driveways and carparking areas. **AND** **A13.4** Recessed doorways are avoided where the recess is of sufficient size to conceal a person. Where recessed doorways are unavoidable, measures are used to enhance safety as follows: • good lighting installed; and • strategically placed mirrors installed; and/or • angled approaches provided; and/or • gates which restrict access provided.

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P14 Buildings and structures must be designed to restrict unlawful access to buildings and between buildings.	**A14.1** For assessable development, sufficient separation between features such as roofs, balconies, windows and the like provided to prevent unlawful access between buildings. **AND** **A14.2** The use of features such as trellises and the like, which may facilitate unlawful access to buildings, is avoided.
ALLEYWAYS **P15 Alleyways and the like must be designed to maximise safety.**	**A15.1** Alleyways on private property are secured by locked gates, particularly throughout the hours of darkness, with gates being of an adequate height and design which prevents access, but permits surveillance of the alleyway. **AND** **A15.2** Alleyways are provided with vandal resistant lighting, which enables users to identify a face up to 15 metres away. **AND** **A15.3** Alleyways are designed to be free from landscaping and other elements which would facilitate concealment or the illicit entry to buildings. **AND** **A15.4** One clearly marked "exit" to a public area is provided at least every 50 metres.
PUBLIC FACILITIES **P16 Publicly accessible facilities such as: public transport stops and interchanges, automatic teller machines (ATMs), public telephones, and public and private post office boxes, etc., must be located and designed to maximise safety.**	**A16.1** Public transport stops and interchanges, ATMs, public telephones, and public and private post office boxes situated so that they are visible from high traffic areas, with no nearby facilities such as seating, to encourage or legitimise loitering. **AND** **A16.2** ATMs and private post boxes located on the outer edges of buildings, or inside buildings, where a key or card is required to access the facilities, rather than in recessed locations which provide opportunities for concealment. **AND** **A16.3** Adequate vandal resistant lighting provided to all facilities. Lighting should not be so bright so as to prevent people using these facilities from observing anyone approaching in the dark.
LIGHTING **P17 Lighting of appropriate intensities must be provided to maximise safety.**	**A17.1** Lighting of appropriate intensities provided which satisfies the requirements of Australian Standard AS1158: *Public Lighting Code,* unless otherwise specified in this Code. **AND** **A17.2** External lighting of a graduated intensity provided which starts at a lower level of brightness at the perimeter of the site and rises to a crescendo of light at the entrance to buildings, or at the centre of the site. **AND** **A17.3** Lighting directed onto the site and away from neighbouring properties. **AND** **A17.4** Vandal-resistant lighting used in public and publicly accessible areas.

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
CARPARKS **P18 All carparks, including enclosed and multi-level carparks, must be sited to maximise opportunities for surveillance.**	**A18.1** Carparks located where they can be monitored by passers-by or the users of a site. **AND** **A18.2** Carparking areas limited to a size such that the extremities can be monitored. If larger carparks are unavoidable, measures are used to reduce isolation such as: • public telephones; • telephones to security personnel; • alarms or poles; or • other similarly effective measures. **AND** **A18.3** Where carparks are not required at night, entry to the carpark is physically restricted. **AND** **A18.4** Vandal resistant lighting provided which is sufficiently bright enough to allow a person to see into the back seat of a parked car. **AND** **A18.5** Signs are strategically located to direct people to entries and exists and to carparking bays within the site. **AND** **A18.6** Vegetation provided which does not completely screen the carparking spaces. Low level ground covers and tall, clean stemmed trees (to a height of 1.8 metres) are most appropriate. **AND** **A18.7** Walls are finished with a light coloured material which reflects light.
P19 Toilet facilities, including parent rooms must be provided in the most accessible and convenient locations to minimise opportunities for vandalism and assaults.	**A19.1** Toilet and parent room entrances are located where they are obvious (ie. not at the end of long corridors), so that they can be monitored by other persons, including motorists (where the toilets are located). **AND** **A19.2** Male and female entrances are situated distinctly from one another, and labelled clearly to avoid confusion. **AND** **A19.3** Toilets are lit to satisfactory standards, with vandal resistant fittings and fixtures used.

2.3 Code for Landscaping Design

PURPOSE

The purpose of this code is to ensure:

- landscaping of high quality is undertaken on development sites to retain the natural and subtropical character of the Shire and surrounds; and
- the ongoing manitenance of landscaping following establishment.

NOTES

Landscape Plan, for the purpose of this Code, means a plan prepared by an appropriately qualified person, which outlines the proposed landscaping associated with a development, and demonstrates its satisfaction of the performance criteria of this Code.

The Landscape Plan must at least contain;

- background information being scale, north point, legend, context of development (adjoining roads and land uses), photographs of site;
- existing conditions being soil types and moisture conditions, existing trees, watercourses, services and other emcumbrances;
- compliance with the landscaping requirements of this Planning Scheme, including the boundaries and area of the landscape and recreation area;
- extent of works being any vegetation removal, soft and hard surface materials, structures and other details;
- levels being spot levels and/or contours;
- planting plan being locations of proposed plantings, numbers and density of plants and dimensions of planting beds;
- planting schedule being botanic and common names, numbers, planting sizes and tree canopy spread; and
- details of the person who produced the plan.

(1) Element: General Landscaping

PURPOSE

To ensure that landscaping of a high quality is undertaken for all relevant development.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Landscaping must: • **promote and guide the character of the Shire as a subtropical environment in which built form is successfully integrated with the natural environment;** • **recognise the importance of landscape to the continued economic prosperity of the shire, and the maintenance of pleasant visual amenity and micro-climatic conditions;**	**A1** For assessable development, landscaping shall be in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the performance criteria.

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 continued • be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, solar access (summer shade and winter sun), prevailing breezes (both cooling summer breezes and cold winter winds), views, privacy, security, land capability, availability of water, and drainage; • be designed to incorporate and highlight attractive natural features such as creeks, and other watercourses, areas of remnant native vegetation, healthy mature existing trees, rocky outcrops and the like; • respect natural landform by minimising major earth cuts, fill and mounding; • be an appropriate scale and type relative to the size and nature of the development and its surroundings; • not affect the structure of any proposed building; • minimises risk of damage to overhead and underground power lines and other services; and • not adversely affect the stormwater overland flow path.	
P2 Landscape siting and design must assist microclimate management to conserve energy.	**A2.1** For assessable development, trees and vegetation are selected and located to provide as much shade as possible in summer, both on-site and on-street, without shading solar collectors on the roof during the middle 6 hours of the day, and without shading north facing windows in the winter. **AND** **A2.2** For all development, fences are of open construction with a minimum of 15% breeze penetration when more solid construction is not needed to assist in noise mitigation.
P3 Public and semi-public spaces must provide a reasonable level of shade to increase pedestrian comfort.	**A3.1** Solar protection at public or semi-public facilities is provided to meet the essential quantity of shade described in Section 2 of the "Creating Shade at Public Facilities" guidelines produced by the Australian Institute of Environmental Health, Queensland Division.
P4 Planting must: • predominantly use plant species which are locally native to the Shire; and	**A4.1** At least 70% of new plantings are locally native species. (Suitable species are listed in the Schedule to this code) **AND**

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P4 continued • use palms in a manner which is consistent with their natural character and occurance in the Shire; and • not use species which have potential to become environmental weeds; and • not use species which have the potential to be harmful when used in an inappropriate setting; and • be of a suitable size and density.	**A4.2** Palms are used in a manner consistent with the Schedule to this code. **AND** **A4.3** Planting does not include environmental weeds as listed in the Schedule to this code. **AND** **A4.4** Planting does not include poisonous or allergenic species as listed in the Schedule to this code where there is high pedestrian usage, in schools, kindergartens or shopping precints. **AND** **A4.5** Planting sizes are at least as follows Street and features trees. . . . . 45L Other trees . . . . . 300mm Larger shrubs . . . . . 200mm Groundcovers . . . . . 150mm **AND** **A4.6** Planting at approximately the following density rates:

	As street trees	*For buffer planting*	*Other wise*
Trees	every 7 to 8 metres	at 2 metre centres	at 5 metre centres
Large shrubs	NA	at 1 metre centres	at 2 metre centres
Groundcovers	NA	at 0.5-1 metres centres	at 0.5-1 metres centres

(2) Element: Retention of Vegetation

PURPOSE

To ensure that landscaping retains any vegetation of environmental, aesthetic and cultural significance through integration as part of a landscape design.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Landscaping is to retain any vegetation of environmental, aesthetic and cultural significance where not affected by the works approved for the development.	No acceptable measures nominated

(3) Element: Rehabilitation of Vegetation

PURPOSE

To ensure that the removal of vegetation on steep, sensitive or unstable land does not undermine the stability of the land or impact unnecessarily on downstream conditions.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Existing vegetation which is removed outside of the building area must be rehabilitated so as to not increase land slip or subsidence risks around: • cut and fill areas; • sensitive elements such as the heads of gullies, watercourses and major drainage lines; • the toes of slopes; **and to have proper regard to the integrity and character of the surrounding vegetation, in particular:** • land stability; • waterflows and erosion, • re-establishment of native vegetation; • remediation of contamination; and • the intended use following rehabilitation.	**A1** For assessable development landscaping shall be sited and designed to respond appropriately to site specific conditions in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the performance criterion.

(4) Element: Multiple Unit Residential Development

PURPOSE

To ensure high standards of landscaping for forms of development that include residential units.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The landscaping must: • provide accessible communal open space landscaped settings for the enjoyment and appreciation of residents; • provide landscaping to the frontage of the site which complements the desired streetscape character and quality; • provide privacy between dwelling units and to adjacent dwellings; • provide screening to carparks, driveways and other service areas (such as garbage storage areas); • ensure good visibility and sightlines for vehicles and pedestrians along streets, paths and driveways for driver safety and personal security reasons; • contribute to energy efficiency and amenity by providing shade in summer particularly to western walls and open carpark areas; and	**A1** For assessable development landscaping shall be sited and designed to respond appropriately to site specific conditions in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the performance criterion.

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 continued • admitting winter sunlight to outdoor and indoor living areas; • maximise the extent of vegetated, unpaved or unsealed landscaped areas to facilitate on-site infiltration of stormwater run-off; and • provide lighting to walkways and entries to ensure a high level of safety and security for residents and visitors, with lights designed to minimise light intrusion into habitable areas of dwellings.	

(5) Element: Commercial Development

PURPOSE

To ensure high standards of landscaping for forms of development that include commercial development.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The landscaping must: • provide landscaped settings for the enjoyment and appreciation of business people, employees and customers; • provide landscaping to the frontage of the site which complements the desired streetscape character and quality; • provide screening to carparks, driveways, other service areas (such as garbage storage and clothes drying areas) and adverse facades of the building; • ensure good visibility and sightlines and opportunities for casual surveillance for vehicles and pedestrians along streets, paths and driveways for driver safety and personal security reasons; • contribute to energy efficiency and amenity by providing shade in summer particularly to western walls and open carpark areas and admitting winter sunlight to public areas; • provide lighting to walkways and entries to ensure a high level of safety and security; and • have planting selection and design which can endure an intensively used environment.	**A1** For assessable development landscaping shall be sited and designed to respond appropriately to site specific conditions in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the performance criterion.

(6) Element: Tourism Development

PURPOSE

To ensure high standards of landscaping for forms of development for tourism purposes.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The landscaping must: • be of a very high quality and presentation; • be based on the natural and sub-tropical character of the Shire rather than an imported theme; • retain uses and features of native vegetation as the major planting theme; • use of natural materials and colours to integrate the develop-ment into the surrounding environment; and • provide attractive landscaped settings for the enjoyment and appreciation of tourists.	**A1** For assessable development landscaping shall be sited and designed to respond appropriately to site specific conditions in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the performance criterion.

(7) Element: Industrial Development

PURPOSE

To ensure high standards of landscaping for forms of development that includes industry.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The landscaping must: • provide landscaped settings for the enjoyment and appreciation of business people, employees and customers; • provide landscaping to the frontage of the site which complements the desired streetscape character and quality; • provide screening to carparks, driveways, other service areas (such as garbage storage areas) and unarticulated facades of the building; • ensure good visibility and sightlines and opportunities for casual surveillance for vehicles and pedestrians along streets, paths and driveways for driver safety and personal security reasons; • contributes to energy efficiency and amenity by providing shade in summer particularly to western walls and open carpark areas and admitting winter sunlight to public areas; and • have planting selection and design which is low maintenance and which can endure an intensively used environment.	**A1.1** A planting bed of at least three metres width is provided along the street frontage of the site. **AND** **A1.2** For assessable development landscaping shall be sited and designed to respond appropriately to site specific conditions in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the performance criterion.

(8) Element: Landscaping for Taller Buildings, Balconies and Rooftops (vertical landscaping)

PURPOSE

To ensure high standards of landscaping for forms of development that are more than two storeys in height.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Vertical landscaping must: • promote a more attractive facade for multi-level buildings; • soften the height of the building; • graduate the height of the building with planting; • increase privacy between upper level balconies and units; • be suited to the difficult conditions of exposure; • be able to be readily maintained; and • ensure appropriate structural support, irrigation, drainage and water proofing of planting containers.	**A1.1** Species selected for planting must be suited to use for vertical landscaping. A list of suitable species is included in the Schedule to this code. AND **A1.2** For assessable development, landscaping shall be sited and designed to respond appropriately to site specific conditions in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the performance criterion.

(9) Element: Open Carparks, Driveways, Pathways and other Hard Surfaces

PURPOSE

To ensure high standards of landscaping for open carparks, pathway and other hard surfaces.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Landscaping must maximise the extent of vegetated, unpaved or unsealed landscaped areas to facilitate on-site infiltration of stormwater run-off.	**A1** For assessable development, landscaping shall be sited and designed to respond appropriately to site specific conditions in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the Performance Criteria.
P2 Landscaping for open carparks and driveways must: • provide suitable screening to street frontages, adjacent residences and other public spaces; • reduce the harsh visual effect created by open paved areas; • provide significant shade; • provide trees with suitable growing conditions; and • separate and define pedestrian and vehicular circulation routes.	**A2.1** A planting bed of at least two metres (2 metres) width is provided along frontage to streets or other public areas AND **A2.2** A planting bed of at least one metre width with screen fencing and dense landscaping is provided to any property boundary with adjacent residential use AND **A2.3** Planting of trees and shrubs in median areas throughout the parking area and including one shade tree for every 6 parking spaces AND **A2.3** Each planting bed for shade trees has minimum dimension of 1m², and designed to provide suitable drainage and exclusion of motor vehicles

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 Paving for hard surfaces must: • be semi-porous or graded to maximise on-site infiltration of stormwater; • be in materials and colours which complement the development; • be of adequate strength and in non slip finishes; and • provide equitable access for people with physical disabilities.	**A3** For assessable development, landscaping shall be sited and designed to respond appropriately to site specific conditions in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the Performance Criteria.
P4 Landscaping must include lighting to carparks, driveways and entry pathways to ensure a high level of safety and security for residents and visitors.	**A4** For assessable development, lighting shall be sited and designed to respond appropriately to site specific conditions in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the Performance Criteria.

(10) Element: Drainage Lines and Watercourses

PURPOSE

To ensure high standards of landscaping for drainage lines and watercourses.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Any landscaping for drainage lines and watercourses must: • achieve solutions for drainage lines which retain natural features and retain a natural appearance; • use natural materials and solutions to traditionally hard and unattractive open concrete drains; • integrate engineering and landscape solutions for stormwater management; and • rehabilitate degraded areas with removal of weed species and replanting of native species.	**A1** For assessable development, landscaping shall be sited and designed to respond appropriately to site specific conditions in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the Performance Criteria.

(11) Element: Buffers

PURPOSE

To ensure high standards of landscaping for development including buffers between incompatible land use.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Any landscaping for buffers between incompatible land uses must be of suitable width and density of planting to achieve its intended effect and minimise land use conflict.	**A1.1** Planting for buffer areas are to be at the following minimum density: Trees: 2 metre centres Shrubs: 1 metre centres Groundcovers: 0.5-1 metres centres **AND** **A1.2** For industrial use, required buffers between conflicting uses shall be of a width compatible with 'Acceptable Measure' A1, in Element 4 of the Code for Industries in Urban Areas. **AND** **A1.3** For Intensive Rural Industry and Aquaculture uses, required buffers between conflicting uses shall be compatible with 'Acceptable Measure' A1.3, Element 1 of the Code for Intensive Rural Industry and Aquaculture. **AND** **A1.4** For assessable development, landscaped buffers shall be of an appropriate density, width and location in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the Performance Criteria.

(12) Element: Development in Rural Areas

PURPOSE

To ensure high standards of landscaping for development in rural areas of the Shire.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Landscaping in rural areas must: • **be consistent with the established rural character of the locality;** • **be well suited to low maintenance regimes;** • **realise opportunities for revegetation of earthworks on prominent hillsides and degraded land; and** • **retain the important views and aesthetics of the landscape, particularly on tourists routes.**	**A1** For assessable development landscaping shall be sited and designed to respond appropriately to site specific conditions in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the Performance Criteria.

(13) Element: Maintenance

PURPOSE

To ensure the landscaping is established and is properly maintained for the life of the development.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The landscaping must be designed and constructed consistent with best horticultural practices, with consideration to ease of maintenance and to ensure success of the landscaping.	**A1.1** Planting uses locally native species which are suited to local climate and soil conditions, and therefore lower maintenance requirements. Suitable species are listed in the Schedule to this code. **AND** **A1.2** Planting for residential, commercial and industrial development has simple planting choice with fewer massed planted species, to seek consistent and tidy growth and ease of maintenance regime. **AND** **A1.3** Landscape works are to be designed with consideration to maintenance including: • a landscaping scheme that has realistic maintenance requirements • with the use of extensive mulching, • edging treatment for mowing • planting has appropriate drainage • planting and fertilisation if undertaken consistent with horticultural best industry practice.
P2 The landscaping must be maintained in accordance with: • the original design intent expressed in the landscaping plan; and • horticultural industry best practice.	**A2** For assessable development, landscaping shall be sited and designed to respond appropriately to site specific conditions in accordance with an approved Landscape Plan which demonstrates the proposals satisfaction of the Performance Criteria.

SCHEDULE TO CODE 2.3 FOR LANDSCAPING DESIGN

Choice of Plants

The selection of plant species is of primary importance when landscaping a site. The species should be determined in relation to the locality of the site and the existing conditions and should ensure the integration of the built form into the natural environment. A predominance of natives are to be utilised in landscape design. Canopy trees, which are to develop the structure of the design, should be predominantly native species.

The use of indigenous plant species, which occur naturally in the area will generally result in healthier, faster growing, hardier plants which require little maintenance. The use of local species will also assist in the retention of the natural subtropical character of Maroochy Shire.

Schedules of suitable plants for the Shire are found in attached lists. The lists address the different regions in the Shire including: coastal and wallum areas; open forest and woodland areas; and rainforest areas. Lists of species unsuitable for planting, due to their potential to become bushland weeds or their poisonous nature, are also found.

The Use of Palms

The use of palms in landscapes within Maroochy Shire is an issue to be approached with concern and thought. Palms may either enhance a landscape design or make it appear completely out of character. Whilst the use of palms is not completely discouraged, a monoculture of palms is inappropriate.

Palms have their correct place in landscape design and some species are more appropriate than others. For instance, in tight, narrow garden beds, courtyards and beside walls, the use of palms may be appropriate. Palms may also be attractive planted as a clump, or in small groups amongst other tree types. Palms are to be an emergent, rather than dominant feature in the landscape design, and should be planted to mirror their occurrence in a natural environment. The use of Cocos palms in particular, is not supported due to its potential to be come an environmental weed, its maintenance problems and over use on the Sunshine Coast.

Suggested Palm Species

The use of these palms is particularly encouraged in areas where they occurred naturally in the Shire.

BOTANICAL NAME	COMMON NAME
Archontophoenix cunninghamiana	Bangalow/ Piccabeen Palm
Archontophoenix alexandrae	Alexandra Palm
Livistonia australis	Cabbage Tree Palm
Linospadix monostachya	Walking Stick Palm
Livistonia decipens	Weeping Cabbage Palm

Street Trees

Street trees contribute to the identity of the shire through the provision of pleasant streetscapes and planting themes. The character or theme in residential subdivisions, in particular, is enhanced by the selection of street trees. The utilisation of native species for use as street trees is encouraged in order to preserve and enhance the natural character of the shire. In addition, the retention and featuring of existing vegetation within the road reserve may provide a suitable established landscaped streetscape.

Careful consideration is required in the location and choice of street trees, with particular attention to:

- services and infrastructure (both underground and overhead);
- sight lines at intersections, and;
- pedestrian movements

Street trees should be chosen for their:

- non-invasive root system;
- good canopy spread and shade provision;
- low height growth nature (under 10m in height);
- colour and appeal;
- low maintenance requirements.

Street trees provided as part of a new development should be a minimum of 45 litres in size to provide an early established feel to the development. In some circumstances the use of root barriers will be required when planting trees close to kerbs, buildings and other structures under the possible threat of root damage. A species list of those plants particularly recommended for street tree planting is provided in Section 6.2.2.

Street trees are to be planted a minimum of one (1) metre away from infrastructure services such as water and sewage pipes. The location of all services, existing footpaths, driveways and street furniture should be indicated on the landscape design plan.

Coastal & Wallum Areas

Coastal and wallum areas include those parts of the Shire, which are close to the coast and are characterised by sandy soils and an often-low lying, exposed habit. The Maroochy Shire coast stretches from Mooloolaba and Mountain Creek to Peregian Beach and is made up of a variety of coastal habitats. Some of these habitats are highly exposed to salt and wind, whilst other areas are wet and low-lying. A small sample of the coastal vegetation communities are explained below:

- **Heathland Communities** are an important vegetation type associated with coastal sand plains. They occur in low-lying areas in conjunction with poorly drained soils. This vegetation type provides an attractive and much ignored landscape to an area, being rich in colour and unusual form, particularly in the Spring. The retention and enhancement of this vegetation type is highly recommended. These areas are often prone to clearing, as the canopy is less than 2 metres high.
- **Dunal and/or Headland Communities** These communities occur in a narrow strip along the coastal edge. For properties situated within this zone, the most appropriate species for planting are the frontline coastal species, which will thrive in these conditions and require little maintenance. It is recommended that the vegetation character of the dunal community is retained to enhance the natural setting of the coast.
- **Riverine Communities** The vegetation associated with coastal rivers, streams and creeks, acts as vital corridors for fauna, as a genetic link between remnant patches of rainforest, and assists in maintaining high water quality. Plants chosen for revegetating such strips of land should be tolerant of occasional inundation and be in keeping with the indigenous plant species of the area. Be sure not to plant any weed prone trees or ground covers along waterways, as the river system will further distribute the unwanted species.
- **Mountain Heathland** - Mounts Coolum and Emu (Peregian). This vegetation unit is confined to the near coastal hills and rocky outcrops of the Shire. For properties situated near such areas, it is recommended that the vegetation character is enhanced to achieve an aesthetic appeal.

Coastal & Wallum:
Trees and Large Shrubs (1st preference)

Species marked "*" are those able to withstand front line exposure to salt and/or wind. Endemic species are those which occur locally on the Sunshine Coast.

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Acacia complanata		3	3	✓
*Acacia sophorae**	Coastal Wattle	3	2	✓
Acmena smithii	Lilly Pilly	6	5	✓
*Acronychia imperforata**	Fraser Island Apple	3	2	✓
*Alectryon coriaceus**	Beach Birds Eye	4	2	✓
Allo casuarina littoralis	Black She-oak	8	5	✓
Alphitonia excelsa	Red Ash	6	5	✓
Banksia aemula	Old Man Banksia	5	3	✓
*Banksia integrifolia**	Coastal Banksia	6	4	✓
Callitris columellaris	Bribie Island Pine	8	4	✓
*Casuarina equisetifolia**	Horsetail She-oak	6	6	✓
Casuarina glauca	Swamp Oak	8	3	✓
Corymbia intermedia	Pink Bloodwood	8	4	✓
Cupaniopsis anacardioides	Tuckeroo/Cupania	6	6	✓
Elaeocarpus reticulatis	Blueberry Ash	8	3	✓
Eucalyptus robusta	Swamp Mahogany	10	5	✓
Eucalyptus signata	Scribbly Gum	8	5	✓
Eucalyptus tereticornis	Forest Red Gum	15	6	✓
Eucalyptus tessellaris	Moreton Bay Ash	10	6	✓
*Hibiscus tiliaceus**	Cottonwood	6	6	✓
Livistona australis	Cabbage Tree Palm	10	3	✓
Lophostemon confertus	Brush Box	10	6	✓
Macaranga tanarius	Macaranga	4	4	✓
Melaleuca quinquenervia	Paperbark Tea Tree	8	3	✓
*Pandanus tectorius**	Pandanus	5	4	✓
Petalostigma pubescens	Quinine Bush	5	4	✓
Syzygium australe	Scrub Cherry	6	4	✓
Syzygium oleosum	Blue Lilly Pilly	6	4	✓

Coastal & Wallum:
Trees and Large Shrubs (2nd preference)

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Acacia concurrens		6	6	✓
Acacia sophorae	Coastal Wattle	5	5	✓
Acmena hemilampra	Lilly Pilly	6	5	✓
Albizia lebbek	Woman's Tongue Tree	10	8	✓
Angophora leiocalyx	Smooth Barked Apple	10	4	✓
Baeckea spp (suggested B. la petite, camphorata, virgata, mt tozer)		various	sizes	
Banksia ericifolia	Heath Banksia	4	4	
Banksia oblongifolia		2	2	✓
Banksia robur	Swamp Banksia	2	2	✓
Banksia serrata	Saw Banksia	5	6	
Banksia spinulosa	Honeysuckle Banksia	3	2	✓
Buckinghamia celcissima	Ivory Curl	6	4	
Caesalpinia ferrea	Leopard Tree	10	5	
Callistemon spp		various	sizes	✓
Clerodendron inerme	Lolly Bush	3	2	✓
Commersonia bartramii	Brown Kurrajong	6	2	✓
Cryptocarya glaucescens	Brown Beech	10	4	✓
Cryptocarya triplinervis	Brown Laurel	8	4	✓
Delonix regia	Royal Poinciana	8	10	
Elaeocarpus obovatus	Blueberry Ash	10	6	✓
Endiandra discolor	Tickwood	7	3	✓
Endiandra sieberi	Corkwood	10	4	✓
Eucalyptus bancroftii	Orange Gum	6	3	✓
Eucalyptus conglomerata	Swamp Stringybark	6	4	✓
Eucalyptus microcorys	Tallow Wood	15	8	✓
Eucalyptus ptychocarpa	Swamp Bloodwood	6	4	
Gmelina leichhardtii	White Beech	12	6	✓
Grevillea spp (suggested G. banksii, coastal glow, honey gem, majestic, moonlight, orange marmalade, pink surprise, sandra gordon - shrubs; and G. baileyana, hilliana, robusta - trees)		various	sizes	
Harpullia pendula	Tulipwood	6	4	✓
Jacaranda mimosifolia	Jacaranda	8	10	

Continued over page.

Coastal & Wallum:
Trees and Large Shrubs (2nd preference)
Continued

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Leptospermum cardwell	Cardwell Tea Tree	2	2	
Leptospermum flavescens	Tea Tree	3	2	✓
Leptospermum laevigatum	Coast Tea Tree	4	2	
Leptospermum petersonii	Lemon Scented Tea Tree	4	2	✓
Mallotus discolour	Yellow Kamala	6	4	✓
Mallotus philipensis	Red Kamala			✓
Melaleuca bracteata	Revolution Goal and Green	7	5	✓
Melaleuca irbyana	Swamp Tea Tree	4	3	
Melaleuca linariifolia	Snow in Summer	4	3	✓
Melaleuca linariifolia "snowstorm"		2	2	
Melaleuca nodosa	Prickly Heath Paperbark	3	2.5	✓
Melaleuca sieberi	Swamp Tea Tree	6	3	✓
Melaleuca stypheloides	Prickly Leaf Paperbark	6	3	
Melaleuca viridiflora	Red Flowering Paperbark	6	4	
Melia azedarach	White Cedar	8	4	✓
Melicope elleryana	Pink Euodia	6	4	✓
Metrosideros thompsonii	New Zealand Christmas Bush	6	4	
Pandanus tectorius		5	4	✓
Pararchidendron priunosum	Snow Wood	6	4	✓
Peltophorum pterocarpum	Golden Flame Tree	8	4	
Phebalium woombye	Woombye	2	2	✓
Pittosporum rhombifolium	White Holly	6	2	✓
Pittosporum undulatum	Mock Orange	6	4	✓
Podocarpus elatus	Plum Pine/Brown Pine	10	5	✓
Polyscias elegans	Celerywood	6	2	✓
Polyscias murrayi	Pencil Cedar			✓
Pongamia pinnata	Indian Beech	6	4	
Rhodosphaera rhodanthema	Deep Yellow Wood	8	4	✓
Syzygium australe	Scrub Cherry (sth form)	4	2	
Syzygium fibrosum	Fibrous Satinash	4	3	
Syzygium francissii	Water Gum	6	4	
Syzygium leuhmanii	Small Leaved Lilly Pilly	6	4	✓
Terminalia sericocarpa	Indian Almond	10	5	
Tristaniopsis laurina	Water Gum	4	2	✓
Westringia fruticosa	Coastal Rosemary	2	2	
Xanthorrhoea spp	Grass Trees	2	1	✓
Xanthostemon chrysanthus	Golden Penda	4	2	✓

Coastal and Wallum:
Small Shrubs, Vines and Groundcovers

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Adiantum spp	Maidenhair Ferns	0.5	0.5	
Aristolochia deltantha (exotic species are poisonous to the Richmond Birdwing Butterfly)			vine	
Aristolochia praevenosavine			vine	✓
Austromyrtus dulcis	Midyim	1	2	✓
Baeckea virgata miniature		3	3	
Bauera rubioides	Wiry Dog Rose	1	1	
Bauera ruby glow		1	1	
Brachysome spp	River Daisies	0.5	0.5	
Callistemon little john		1	1	
Carpobrotus glaucescens	Pigface	0.3	1	✓
Crinum pedunculatum	Spider Lily	1	1	✓
Cymbopogon ambiguus	Lemon Scented Grass	1	1	
Cymbopogon refractus	Barbed Wire Grass	1	1	✓
Dampiera hederacea		0.3	1	
Dampiera stricta		0.3	0.5	✓
Danthonia racemosa	Wallaby Grass	1	1	
Dianella caerulea	Flax Lily	0.5	0.3	✓
Dicanthium sericeum	Queensland Blue Grass	0.5	0.5	
Dietes bicolor		1	1	
Dietes grandiflora		1	1	
Erigeron karvinskianus	Seaside Daisy	0.3	1.5	
Goodenia spp		0.3	1	✓
Grevillea bronze rambler		0.3	3	
Grevillea forest rambler		0.3	3	
Grevillea royal mantle		0.3	3	
Hardenbergia violacea	Native Sarsparilla	vine		✓
Helichrysum amplexans	Golden Buttons	0.3	1	
Helichrysum rosmarinifolium	Everlasting Daisy	0.3		
Hibbertia scandens	Snake Vine	0.2	2.5	✓
Hibbertia vestita		0.3	0.5	✓
Lomandra confertifolia		0.3	1	✓
Lomandra histrix	Mat Rush	1	1	✓
Lomandra longifolia	Mat Rush	1	1	✓
Myoporum ellipticum		0.5	3	✓

Continued over page.

Coastal and Wallum:
Small Shrubs, Vines and Groundcovers
Continued

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Poa australis		0.5	0.5	
Poa labillardierii	Tussock Grass	1	1	
Pultenea spp (suggested P. villosa, wallum gold)		1	1	✓
Restio tetraphyllus	Foxtails	1	0.5	✓
Ricinocarpus pinifolius prostrate form	Wedding Bush	0.3	2	✓
Scaevola spp (suggested S. aemula, albida, calendulaceae, purple clusters)		0.3	1	
Stipa verticillata	Slender Bamboo Grass			
Sowerbaea juncea	Vanilla Lily	0.3	0.5	✓
Tetratheca thymifolia		0.5	0.5	✓
Tecomanthe hillii	Fraser Island Creepervine			✓
Tecomanthe spp roaring meg		vine		
Themeda triandra	Kangaroo Grass	1	1.5	✓
Tibouchina jules		1	1	
Viola hederacea	Native Violet	0.3	1	✓
Vitex ovata (compact)		0.5	2	

Open Forest/Woodland Areas

The open forest woodland areas include those sections of Maroochy Shire inland and away from the coast and up to the foothills of the range areas and in the western portion of the shire. This type of vegetation generally occurs in the rural areas. The canopy tree is often Eucalyptus, although in the wetter areas on the coastal plains, the dominant tree species will be Melaleuca / Paper barks. Much of this area of the Shire has been cleared for urban development and agricultural land uses.

Open Forest/Woodland: Trees (1st preference)

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Acmena smithii	Lilly Pilly	6	5	✓
Allocasuarina torulosa	Forest She-oak	6	5	✓
Casuarina cunninghamiana	River She-oak	12	6	✓
Corymbia intermedia	Pink Bloodwood	8	4	✓
Eucalyptus grandis	Flooded Gum	12	5	✓
Eucalyptus microcorys	Tallow Wood	10	8	✓
Eucalyptus tereticornis	Queensland Blue Gum	10	5	✓
Flindersia australis	Crows Ash	10	4	✓
Flindersia schottiana	Bumpy Ash	12	3	✓
Livistona australis	Cabbage palm	12	3	✓
Lophostemon confertus	Brush Box	12	6	✓
Melaleuca quinquenervia	Broad Leaved Paper Bark	10	4	✓
Syncarpia glomulifera	Turpentine	8	3	✓
Syzygium australe	Scrub Cherry	6	4	✓
Syzygium oleosum	Blue Lilly Pilly	6	4	✓
Tristaniopsis laurina	Water Gum	7	3	✓
Waterhousea floribunda	Weeping Lilly Pilly	8	4	✓

Continued over page.

Open Forest/Woodland:
Trees (2nd preference)

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Acacia fimbriata	Brisbane Wattle	5	4	
Angophora leiocalyx	Smooth Barked Apple	10	4	✓
Backhousia citriodora	Lemon Scented Myrtle	4	2	✓
Backhousia myrtifolia	Sweet Carro	l4	2	✓
Baeckea spp		various	sizes	✓
Banksia spp		various	sizes	✓
Callistemon spp (*Allocasuarina spp*) suggested *C. anzac*, captain cook, candy pink, dawson river, endeavour, formosus, pachyphyllus, pink champagne, *salignus viminalis*, wildfire)		various	sizes	✓
Casuarina spp (suggested *C. glauca, littoralis, cunninghamiana, torulosa*)		various	sizes	✓
Corymbia intermedia		8	4	✓
Elaeocarpus sp		various	sizes	✓
Grevillea spp		various	sizes	✓
Kunzea spp		various	sizes	
Leptospermum spp		various	sizes	✓
Macaranga tanarius		4	4	✓
Melaleuca spp		various	sizes	✓
Pultenea spp		various	sizes	✓
Xanthorrhoea spp	Grass Trees	2	1	✓

Open Forest/Woodland:
Small Shrubs, Vines and Groundcovers

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Adiantum spp	Maidenhair Ferns	0.5	0.5	
Aristolochia deltantha (exotic species are poisonous to the Richmond Birdwing Butterfly)			vine	
Aristolochia praevenosavine			vine	✓
Austromyrtus dulcis	Midyim	1	2	✓
Baeckea virgata miniature		3	3	
Bauera rubioides	Wiry Dog Rose	1	1	
Brachysome spp	River Daisies	0.5	0.5	
Callistemon little john		1	1	
Crinum pedunculatum	Spider Lily	1	1	✓
Cymbopogon ambiguus	Lemon Scented Grass	1	1	
Cymbopogon refractus	Barbed Wire Grass	1	1	✓
Dampiera hederacea		0.3	1	
Dampiera stricta		0.3	0.5	✓
Danthonia racemosa	Wallaby Grass	1	1	
Darwinia spp (suggested *D. citriodora*)		0.5	1	✓
Dianella caerulea	Flax Lily	0.5	0.3	✓
Dietes bicolor		1	1	
Dietes grandiflora		1	1	
Erigeron karvinskianus	Seaside Daisy	0.3	1.5	
Goodenia spp		0.3	1	✓
Grevillea bronze rambler		0.3	3	
Grevillea forest rambler		0.3	3	
Grevillea royal mantle		0.3	3	
Hardenbergia violacea	Native Sarsparilla	vine		✓
Helichrysum amplexans	Golden Buttons	0.3	1	
Helichrysum rosmarinifolium	Everlasting Daisy	0.3		
Hibbertia scandens	Snake Vine	0.2	2.5	✓
Lomandra confertifolia		0.3	1	✓
Lomandra histrix	Mat Rush	1	1	✓
Lomandra longifolia	Mat Rush	1	1	✓
Myoporum ellipticum		0.5	3	✓
Phebalium woombye prostrate form		0.3	1	✓
Poa australis		0.5	0.5	
Pultenea spp (suggested P. villosa, wallum gold)		1	1	✓

Continued over page.

Open Forest/Woodland:
Small Shrubs, Vines and Groundcovers
Continued

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Restio tetraphyllus	Foxtails	1	0.5	✓
Ricinocarpus pinifolius prostrate form	Wedding Bush	0.3	2	✓
Scaevola spp (suggested S. aemula, albida, calendulaceae, purple clusters)		0.3	1	
Sowerbaea juncea	Vanilla Lily	0.3	0.5	✓
Tetratheca thymifolia		0.5	0.5	✓
Tecomanthe hillii	Fraser Island Creepervine			✓
Themeda triandra	Kangaroo Grass	1	1.5	✓
Tibouchina jules		1	1	
Viola hederacea	Native Violet	0.3	1	✓
Vitex ovata (compact)		0.5	2	

Closed Forest/Rainforest Areas

The closed forest and rainforest areas have particular significance to Maroochy Shire and South East Queensland for their floristic and structural diversity. They range from tall, structurally complex species, rich communities on the fertile, well watered plateaus of the Blackall and Conondale Ranges, to the dry, stunted rainforests and vine forests on the rockier sites of the western section of the Shire. Remaining areas of this vegetation type are often remnants from previously cleared land, and for this reason their conservation and/or re-establishment is highly encouraged. The once widespread lowland subtropical rainforests of the coastal plain are also significant relics to be retained, wherever possible.

Closed forest and related rainforest areas have been identified within Maroochy Shire as one of the most significant vegetation types and habitats in the area. There is potential for considerable revegetation of these species in rural and the Range areas. Closed forest / rainforest species are remarkably adaptable to a wide range of conditions and will generally grow best in moist well-drained soils. Due to the fire retardant nature of rainforest species, their use in such a setting is encouraged.

Rainforest areas provide valuable habitat areas for a range of flora and fauna, including the Richmond Birdwing Butterfly. The Butterfly is now listed a "vulnerable", and its continued rate of decline may lead to extinction.

The on-going destruction of rainforest has seen a decline in the butterfly's larval food plant; the vines *Aristolochia praevenosa* and *Aristolochia deltantha var. leheyana*. The female butterfly lays eggs on the leaves of the vines, which provide food for the hatched larvae. The planting of the Richmond Birdwing Butterfly vine in all suitable areas of the Shire is encouraged.

Another significant threat to the Richmond Birdwing Butterfly, is the introduced Dutchman's Pipe Vine (*Aristolochia elegans*) which is common in backyard gardens and has become a weed in many bushland areas. The female butterfly lays its eggs on the Dutchman's Pipe Vine and the emerging larvae feed on the leaves, killing the larvae. The removal of the Dutchman's Pipe Vine from gardens is recommended.

The Richmond Birdwing Butterfly population is so depleted, that there are no longer any butterfly colonies north of Coolum and there is a large area from Caboolture to Nerang where no butterflies are found at all. However, in Maroochy Shire, butterflies have been confirmed in Coolum, Yandina, Nambour, Palmwoods, Maleny, Peachester, Beerwah, Woodford, Mt Eerwah and Mt Cooroy.

Closed Forest/Rainforest:
Trees (1st preference)

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Archontophoenix cunninghamiana	Bangalow/Piccabeen Palm	12	3	✓
Brachychiton acerifolius	Flame Tree	8	4	✓
Brachychiton discolour	Queensland Lace Bark	6	3	✓
Castanospermum australe	Black Bean	10	6	✓
Cryptocaria glavcescens	Laurel	8	4	✓
Elaeocarpus grandis	Blue Quandong	12	6	✓
Elaeocarpus reticulatus	Blueberry Ash	8	6	✓
Melicope elleryana	Pink Euodia	6	4	✓
Euroschinus falcata	Ribbonwood	12	6	✓
Ficus hillii	Hills Weeping Fig	12	5	✓
Ficus macrophylla	Moreton Bay Fig	10	6	✓
Ficus obliqua	Small Leaved Fig	15	5	✓
Ficus platypoda	Small Leaved Moreton Bay Fig	10	4	✓
Flindersia australis	Crows Ash	10	4	✓
Grevillea robusta	Silky Oak	15	6	✓
Glochidion ferdinardi	Cheese Tree	8	5	✓
Hymenosporum flavum	Native Frangipani	8	3	✓
Livistonia australis	Cabbage Palm	12	3	✓
Lophostemon confertus	Brush Box	12	6	✓
Omalanthus populifolius	Bleeding Heart	5	3	✓
Stenocarpus sinuatus	Firewheel Tree	10	4	✓
Waterhousea floribunda	Weeping Lilly Pilly	8	4	✓

Closed Forest/Rainforest:
Trees & Large Shrubs (2nd preference)

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Acmena brachyandra	Red Apple	12	6	✓
Acmena graveolens	Cassowary Satinash	12	6	
Acmena hemilampra	Bush Satinash	6	5	✓
Acmena smithii	Lilly Pilly	6	5	✓
Agathis robusta	Queensland Kauri	20	6	✓
Aleurites moluccana	Candle Nut	12	6	
Alloxylon flammeum	Tree Waratah	8	4	
Alphitonia excelsa	Red Ash	8	5	✓
Alphitonia petriei	Pink Ash	12	8	✓
Araucaria bidwillii	Bunya Pine	20	6	✓
Araucaria cunninghamii	Hoop Pine	20	6	✓
Archidendron hendersonii	White Lace Flower	12	6	
Archontophoenix alexandrae	Alexander Palm	15	5	✓
Argyrodendron spp		various	sizes	✓
Arytera distilis	Twin Leaved Coogera	8	4	✓
Arytera lautereriana	Corduroy Tamarind	8	4	✓
Backhousia citriodora	Lemon Scented Myrtle	4	2	✓
Backhousia myrtifolia	Sweet Carrol	4	2	✓
Barklya syringifolia	Crown of Gold	8	5	
Buckinghamia celsissima	Ivory Curl	6	4	
Caldcluvia paniculosa	Rose Leaf Marara	8	6	✓
Callicarpa pedunculata	Velvet Leaf	4	2	
Callicoma serratifolia	Black Wattle	4	4	✓
Cassia brewsteri	Leichhardt Bean	8	4	
Castanospora asphandii	Brown Tamarind	10	5	✓
Cinnamomum oliveri	Oliver's Sassafras	10	6	✓
Clerodendrum floribundum	Lolly Bush	3	2	✓
Commersonia bartramii	Brown Kurrajong	6	3	✓
Cordyline spp		various	sizes	✓
Cryptocarya spp	Laurels	various	sizes	✓
Cupaniopsis spp	Tuckeroo	6	4	✓
Cyathea cooperi	Tree Fern	4	3	✓
Darlingia darlingiana	Brown Silky Oak	10	4	
Davidsonia pruriens	Davidson Plum	8	3	✓
Diploglottis australis	Native Tamarind	10	6	✓

Closed Forest/Rainforest:
Trees & Large Shrubs (2nd preference)
Continued

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Dysoxylum spp (suggested *D. fraserianum, muelleri*)	Rosewood	10	6	✓
Elaeocarpus sp (suggested *E. angustifolius, eumundi, grandis, obovatus, reticulatis*)	Quandongs	various	sizes	✓
Endiandra spp (suggested *E. discolor, globosa, sieberi*)	Walnut	12	4	✓
Eugenia reinwardtiana	Beach Cherry	2	1	✓
Ficus spp (including sandpaper figs but excluding *F. elastica*)		various	sizes	✓
Flindersia australis	Crow's Ash / Australian Teak	30	4	✓
Flindersia brayleyana	Queensland Maple	8	4	✓
Flindersia collina	Leopard Wood	8	4	
Geissois benthami	Red Carabeen	8	4	
Glochidion spp (suggested *G.ferdinandi*)	Cheese Tree	8	5	✓
Gmelina leichhardtii	White Beech	15	6	✓
Graptophyllum excelsum	Scarlet Fuchsia	2	1	
Grevillea baileyana	White Oak	8	4	
Grevillea hilliana	Yiel Yiel	8	5	✓
Grevillea robusta	Silky Oak	15	6	✓
Harpullia pendula	Tulipwood	6	4	✓
Hymenosporum flavum	Native Frangipani	8	3	✓
Jacksonia scoparia	Dogwood/Native Broom	4	2	✓
Jagera pseudorhus	Foambark Tree	6	3	✓
Licuala ramsayi	Fan Palm	8	3	
Livistona australis	Cabbage Palm	12	3	✓
Livistona decipiens	Weeping Cabbage Palm	8	3	
Macadamia spp		various	sizes	✓
Macaranga tanarius	Macaranga	4	4	✓
Mallotus spp (suggested *M. discolor*)				
Yellow Kamala		6	4	✓
Melia azedarach	White Cedar	8	4	✓
Melicope elleryana		6	4	✓
Nauclea orientalis	Leichhardt Tree	8	6	
Neolitsea dealbata	White Bolly Gum	8	4	✓

Continued over page.

Closed Forest/Rainforest:
Trees & Large Shrubs (2nd preference)
Continued

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Omolanthus populifolius	Native Bleeding Heart	8	6	✓
Pararchidendron pruinosum	Snow Wood	10		✓
Phaleria clerodendron	Scented Daphne	4	4	
Pilidiostigma glabra	Plum Myrtle	3		
Pilidiostigma rhytisperma	Plum Myrtle	2	1	✓
Pittosporum spp		various	sizes	✓
Podocarpus elatus	Plum Pine	10	4	✓
Polyscias elegans	Celerywood	6	3	✓
Polyscias murrayi	Pencil Cedar	8	3	✓
Pongamia pinnata	Indian Beech	8	3	
Pullea stutzeri	Hard Alder	4	3	
Randia spp (suggested *R. chartacea, fitzalanii*)		various	sizes	✓
Rhodamnia maideniana	Smooth Scrub Turpentine	8	4	
Rhodosphaera rhodanthema	Yellow Wood	8	4	✓
Sloanea woollsii	Yellow Carabeen	6	3	✓
Syzygium spp		various	sizes	✓
Terminalia sericocarpa	Indian Almond	10	5	
Toona australis	Red Cedar	12	6	✓
Tristaniopsis laurina	Water Gum	8	3	✓
Waterhousia floribunda	Weeping Lilly Pilly	6	4	✓
Waterhousea unipunctata	Roly Poly Satinash	5	3	
Xanthorrhoea spp	Grass Tree	various	sizes	✓
Xanthostemon chrysanthos	Golden Penda	various	sizes	

Closed Forest/Rainforest:
Small Shrubs, Vines and Groundcovers

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)
Adianthum spp	Maidenhair Ferns	0.5		
Alpinia caerulea	Native Ginger		1	✓
Aristolochia deltantha (exotic species of aristolochia are poisonous to the Richmond Birdwing Butterfly)		vine		✓
Aristolochia pravenosa	Birdwing Butterfly Vine	vine		✓
Aristolochia tagala		vine		
Cissus antarctica	Kangaroo vine	vine		✓
Cordyline spp		2	0.5	✓
Crinum pedunculatum	Crinum Lily	1	1	✓
Davallia pyxidata	Fleur Lily	0.5	0.5	
Hibbertia scandens	Guinea Flower	0.2	2.5	✓
Hoya australis		vine		✓
Kreysigia multiflora	Sarsparilla Lily	0.5	0.5	
Lobelia membranacea		0.3	0.5	✓
Lomandra longifolia	Mat Rush	1	1	✓
Orthosiphon aristatus	Cats Whiskers	2	1	
Peperomia tetraphylla		0.3	1	
Proiphys cunninghamii	Brisbane Lily	0.5	0.5	✓
Smilax australis	Sarsparilla			✓
Tecomanthe hillii	Fraser Island Creeper	vine		✓
Tecomanthe sp "roaring meg"		vine		
Viola hederacea	Native Violet	0.3	1	

Species with Restrictions

According to the rural Lands Protection Act (1985-1990) many trees, often selected for use in everyday planting situations, have the potential to become environmental weeds. Whilst this information applies to rural areas, it is strongly believed that the undesirable plants listed here can assist contactors in making prudent choices of plant material for particular projects.

6.1.1 Plants not to be used

The schedule below contains those species not to be used in the Shire of Maroochy. Those species indicated with a "*" after their common name, should not be used under any circumstances.

BOTANICAL NAME	COMMON NAME
Anredera cordifolia	Madeira Vine
Ardisia crispa	Coral Berry*
Ardisia humilis	Spice Berry*
Arecastrum romanzoffianum	Cocos Palm
Aristolochia elegans	Dutchman's Pipe*
Callisia fragrans	Purple succulent
Canna species	Canna Lily*
Cardiospermum grandiflorum	Balloon Vine*
Celtus sinensis	Chinese Elm*
Cinnamomum camphora	Camphor Laurel*
Coffea arabica	Coffee Bush
Cotoneaster pannosus	Cotoneaster
Datura species	Angel's Trumpets
Duranta repens	Skyflower
Eucalyptus torelliana	Cadagi*
Hypoestes sanguinolenta	Freckle Face
Ipomoea cairica	Mile a Minute
Ipomoea indica	Morning Glory
Lantana camara	Lantana*
Leucaena leucophala	Leucaena
Ligustrum lucidum	Privet Broad Leaf*
Ligustrum sinense	Privet, Small leaf*
Lonicera japonica	Honeysuckle
Macfadyena unuis-cati	Cats Claw Creeper*
Morus spp.	Mulberry
Nephrolepsis cordifolia	Fish bone Fern
Ochna serrulata	Mickey Mouse Bush
Olea africana	African Olive
Passiflora suberosa	Corky Passion Vine
Phyllostachys spp.	Running Bamboo
Phytolacca dioica	PackalaccaPinus elliotti, pinus radiataPine trees
Protasparagus sprengeri	Asparagus fern*
Radermacheria spp.	Asian Bell Tree
Raphiolepsis indica	Indian Hawthorn*
Sansevieria trifasciata	Mother in Laws Tongue*
Sasa spp.	Dwarf Bamboo*
Scheffera actinophylla	Umbrella Tree*
Schinus terebinthifolia	Broad Leafed Pepper Tree
Senna floribunda	Arsenic Bush
Senna pendula var. glabrata	Easter Cassia
Tamarix aphylla	Athel Pine
Tithonia diversifolia	Japanese sunflower
Wedelia trilobata	Singapore Daisy

6.1.2 Use of the Pandanus Species

The future health of the Pandanus (*Pandanus tectorius var. pedunculatus*) species on the Sunshine coast is in jeopardy with the presence of an insect causing the plants to die. The problem is a leaf hopper (*Jamella australis*) which is responsible for the ill health and eventual death of many of the region's Pandanus species.

The leaf hopper is a predator to the Pandanus brought into south east Queensland from northern Queensland. As the leaf hopper has been introduced to this part of the Sate, there is no natural predator in this area to ensure natural control of the pest.

Due to the number of large and very significant Pandanus dying in key areas, and to ensure the survival of the species on the sunshine coast, Maroochy Shire has resolved to take a positive stand in the control of the leaf hopper. The Council is presently trialing a control method and plants throughout the Shire are being monitored. The transportation of Pandanus from north Queensland into the shire will not be permitted.

The use of the Pandanus species is encouraged, however it will be the responsibility of the applicant to ensure that stock chosen is not carrying the leaf hopper. Certification from the nursery is to be submitted to Council, and plants used in the landscape design should be monitored and controlled for any presence of the leaf hopper prior to planting. The Shire Arborist should be contacted to issue advice on the care of these specimens and to confirm the absence of the leaf hopper.

Council would appreciate your cooperation in the control of the leaf hopper in Maroochy Shire.

6.1.3 Poisonous Plants

This table (below) includes poisonous plants, which are considered harmful when ingested or that may irritate or burn the skin on contact. The use of such plants is not recommended, in particular in areas where there is high pedestrian usage, in schools, kindergartens or shopping precincts.

BOTANICAL NAME	COMMON NAME
Abrus precatonus	Gigee Gigee
Agave spp	
Allamanda cathartica	Yellow Allamanda
Alocasia macrorrhiza	Cunjevoy
Brugmansia spp.	Angel's Trumpet
Calophyllum inophyllum	Beauty Leaf
Castanospermum australe	Black Bean
Dendrocnide sp.	Stinging Tree
Duranta repens	Skyflower
Hoya australis	Wax Flower
Lantana camara	Common Lantana
Nerium oleander	Oleander

6.2 Species for Special Situations

The following tables included species, which are suitable for specific uses including Koala habitat street trees and on building rooftops.

6.2.1 Rooftops & Balconies

BOTANICAL NAME	COMMON NAME
Acanthus mollis	
Actinotus helianthi	
Adenandra uniflora	
Agapanthus africanus	
Anigozanthos spp.	
Atriplex cinerea	
Austromyrtus dulcis	Midyim
Baeckea ramosissima	
Bauera rubiodes	Dog Roses
Boronia megastigma	
Brachyscome spp	River Daisy
Calytrix tetragona	
Carpobrotus glaucescens	Pig face
Clivia miniata	
Correa reflexa	
Crinum pendunculatum	Spider Lily
Crowea exalta	
Dampiera purpurea	
Darwinia citriodora	
Dianella caerulea	Flax Lily
Dianthus hybrids	
Dietes spp.	
Echinopogon ovatus	Hedgehog Grass
Erigeron karvinskianus	Seaside Daisy
Frankenia paucifolia	
Grevillea lanigera - dwarf	
Helichrysum rosmarinifolium	
Hibbertia spp	
Hoya australis	
Indigofera australis	
Ipomea pes-caprae	Goats Foot
Lagerostroemia indica	
Lavandula angustifolia	
Leptosperum sericeum	
Lomandra longifolia	Mat Rush

BOTANICAL NAME	COMMON NAME
Mahonia aquifolia	
Metrosideros spp.	
Mimulus prostratus repens	
Myoporum ellipticum	
Pelaronium peltatum	
Phebalium woombye	
Plumbago auriculata	
Poa australis	
Scaevola spp	
Scleranthus biflorus	
Sowerbaea juncea	Vanilla Lily
Stipa verticillata	
Strelitizia reginae	Bird of Paradise
Stylidium graminifolium	
Syzygium paniculatum	Lilly Pilly
Vitex ovata (compact)	
Westringia fruiticosa	Native Rosemary

6.2.2 Street Trees

The following species are all suitable for planting as street trees. Some species have particular features which render them appropriate for specific locations (such as under power lines for example). Selection of the appropriate tree will be dependant on constraints such as; adjacent structures and services, site character, growing conditions, safety and maintenance considerations. The feature codes are as follows:

C – exposed coastal
PWR – appropriate for under power lines
Can – canopy tree

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)	Features
Araucaria cunninghamii	Hoop Pine	15	6	3	
Araucaria heterophylla	Norfolk Island Pine	15	6		
Backhousia citriodora	Lemon Scented Myrtle	4	2	3	PWR
Backhousia myrtifolia	Grey Myrtle	4	2	3	PWR
Banksia integrifolia	Coastal Banksia	6	4	3	C
Brachychiton acerilfolius	Flame Tree	8	4	3	
Brachychiton discolor	Lace Bark Tree	6	3	3	
Buckinghamia celcissima	Ivory Curl Tree	6	4		PWR
Callistemon species	Bottlebrush	4	2	3	PWR
Cassia brewsteri	Leichhardt Bean	8	4		
Castanospermum australe	Black Bean	10	6	3	Can
Corymbia intermedia	Pink Bloodwood	8	4	3	Can, C
Cupaniopsis anarcardiodes	Tuckeroo	6	6	3	C, PWR
Delonix regia	Poinciana	8	10		Can
Diploglottis campbelli	Small Leaved Tamarind	10	6	3	Can
Dysoxylum muelleri	Red Bean	10	5	3	Can
Elaeocarpus eumundii		10	6	3	Can
Elaeocarpus grandis	Quandong	12	6	3	Can
Elaeocarpus obovatus	Blueberry Ash	8	4	3	C
Eucalyptus ptychocarpa	Red Flowing Bloodwood	6	4		Can, C
Ficus species	Fig Trees	varies	varies	3	Can
Flindersia brayleana	Queensland Maple	8	4		
Grevillea banksii		3	2		C
Grevillea baileyana	White Oak	8	4		
Grevillea robusta	Silky Oak	15	6	3	
Harpullia pendula	Tulipwood	6	4	3	Can
Hymenosporum flavum	Native Frangipani	8	3	3	
Jacaranda mimosifolia	Jacaranda	8	10		C, Can
Jagera pseudorhus	Foam Bark Tree	6	3	3	PWR, Can
Leptospermum longifolium	Weeping Tea Tree	5	5		
Leptospermum petersonnii	Lemon Scented Tea Tree	4	2	3	C
Lophostemon confertus	Brush Box	10	6	3	PWR, C
Melaleuca quinquinervia	Paperbark Tea Tree	8	3	3	C
Melaleuca viridifolia	Broad Leaved Paperbark	4			

Continued over page.

BOTANICAL NAME	COMMON NAME	Height	Spread (m)	Endemic (m)	Features
Melicope elleryana	Pink Euodia	6	4	3	C
Pandanus tectorius	Screw Pine	5	4	3	PWR, C
Peltophorum pterocarpum	Yellow Flame Tree	8	4		
Pittosporum rhombifolium	White Holly	6	2	3	PWR
Plumeria obtusa	Frangipani	3	3		PWR, C
Podocarpus elatus	Plum Pine	10	4	3	
Pongamia pinnata	Indian Beech	8	3		PWR, C
Stenocarpus sinuatus	Firewheel Tree	10	4	3	
Syzygium species	Lilly Pilly	varies	varies	3	
Terminalia cattappa	Indian Almond	8	6		C, Can
Waterhousea floribunda	Weeping Lilly Pilly	6	4	3	PWR

6.2.3 Koala Habitats

There are a number of remnant bushland parcels throughout Maroochy Shire that are considered important habitat and corridor linkages for koalas. The planting of additional koala food trees is greatly encouraged in suitable areas and to complement these existing habitat areas.

The following is a list of koala food trees suitable for planting in Maroochy Shire.

BOTANICAL NAME	COMMON NAME
Corymbia citriodora	Spotted Gum
Eucalyptus crebra	Narrow-Leaf Red Ironback
Eucalyptus drepanophylla siderophloea	Queensland Grey Ironbark
Eucalyptus grandis	Rose Gum
Eucalyptus major	Grey Gum
Eucalyptus microcorys	Tallow Wood
Eucalyptus resinifera	Red mahogany
Eucalyptus robusta	Swamp Mahogany
Eucalyptus seeana	Narrow-Leaf Red Gum
Eucalyptus signata	Scribbly Gum
Eucalyptus tereticornis	Queensland Blue Gum
Lophostemon confertus	Brush Box

2.4 CODE FOR TRANSPORT, TRAFFIC AND PARKING[1]

PURPOSE

The purpose of this code is to:

(a) Ensure that development, including development for community title uses achieves movement networks for vehicles, public transport, pedestrians and cyclists that are integrated, efficient, legible, cost effective, environmentally acceptable and maximise potential for trip making by walking, cycling or public transport rather than by private car;

(b) Achieve safety for all road users, particularly for the most vulnerable road users (children, pedestrians and cyclists), taking account of society's reasonable expectations;

(c) Achieve a road and street network where the function of each street is clearly identified, and acceptable levels of access, convenience, efficiency, and legibility are achieved for all road users;

(d) Ensure that development does not unreasonably compromise the capacity and legibility of the road and street system or diminish the amenity of nearby land uses; and

(e) Achieve on-site parking, access, circulation and servicing areas that are safe, convenient and sufficient to meet the needs of expected users, with minimal impact on the external road and street network or adjacent sites.

1 All applications are to be accompanied by sufficient information to allow the proposed development to be fully assessed relative to the requirements of this Code and Planning Scheme Policy No. 6 - Transport, Traffic and Parking.

All applications capable of having significant impact on the road network are to be accompanied by a traffic impact assessment report (potentially significant impacts are defined in Planning Scheme Policy No. 6 - Transport, Traffic and Parking).

(1) Transport System

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development is designed to encourage travel by public transport, walking and cycling rather than by private car.	**A1.1** Development provides a system of integrated pedestrian and bikeway networks that achieve convenient connections to major public transport interchanges, stations or stops in accordance with the planning and design objectives outlined in *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*.
P2 Public transport, pedestrian, cycle, and road and street networks are provided in an integrated manner	**A2.1** Public transport, road and street, pedestrian and cycle networks integrate with each other in accordance with *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*.

(2) Road and Street Network

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The arterial road network has the ability to accommodate express public transport services and has capacity to safely and efficiently accommodate projected traffic movements	**A1.1** The arterial road system is provided according to the functional road hierarchy characteristics outlined in the *Transport, Traffic and Parking Planning Scheme Policy*.
P2 Development is in accordance with the function of the road and street network.	**A2.1** Development is consistent with the Major Road Network Hierarchy outlined in the *Transport, Traffic and Parking Planning Scheme Policy*. **AND** **A2.2** Frontage access techniques are applied to developments proposing access to roads and higher order streets in accordance with the *Transport, Traffic and Parking Planning Scheme Policy*.
P3 Development with high traffic generating potential minimises any adverse impacts on landuse and the external road and street system	**A3.1** The traffic impacts of any development with: (a) A potential increase in peak hour or daily traffic movements by more than 5% on the external road system, or on an approach to a signalised, unsignalised, or roundabout intersection on an external road, **OR** (b) A proposed access to an Arterial or Sub-arterial road, **OR** (c) A potential increase in traffic movement that would exceed the physical or environmental capacity of the road and street system as nominated in the Transport, Traffic and Parking Planning Scheme Policy, **OR** (d) A proposed access within 100m of a signalised intersection, are identified and addressed in accordance with the *Transport, Traffic and Parking Planning Scheme Policy.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P4 Development facilitates orderly development of the road network.	**A4.1** Where appropriate, development provides for upgrades or contributes to the construction of road network improvements in accordance with the requirements of the *Transport, Traffic and Parking Planning Scheme Policy*. **A4.2** Development is consistent with the road hierarchy of the overall road and street network for the Shire (shown on Map 1 in the *Transport, Traffic and Parking Planning Scheme Policy* and described in that Policy). **A4.3** The road and street network is provided in accordance with the hierarchy characteristics outlined in the *Transport, Traffic and Parking Planning Scheme Policy*.
P5 The street network has a clear structure and characteristics of the street system conform to their function in the network.	**A5.1** A road or street does not connect with another road or street that is more than two levels higher or lower in the road hierarchy, as defined in *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*. **A5.2** Characteristics of the street network meet the requirements of *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*.
P6 The design features of each type of residential street encourage driver behaviour appropriate to the primary function of the street in the network.	**A6.1** The street network reflects the characteristics and design features outlined in *Planning Scheme Policy No. 6- Transport, Traffic and Parking*.

(3) Site Access Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Site access and design does not interfere with planned function of overall road network.	**A1.1** Site access location and design is consistent with requirements of *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*.
P2 Driveways are located so as to minimise adverse impacts on external traffic systems.	**A2.1** The number of site access driveways is minimised (usually one), with access to the lowest order road to which the site has frontage, consistent with amenity impact constraints, and located in accordance with the requirements of *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*.
P3 Appropriate provision is made for turning traffic at driveways to minimise the impact of the development on external traffic systems.	**A3.1** Turns to and from driveways are restricted to left turns only, or provision is made for right turns in accordance with the requirements of *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*.
P4 Sight distances to and from driveways are sufficient to ensure safe operation.	**A4.1** Available sight distances from driveways comply with the requirements of *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*.
P5 Driveways are designed and constructed to standards appropriate for design traffic volumes and vehicle types.	**A5.1** Driveways are consistent with the design requirements of *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*.
P6 Site access driveways incorporate queue provisions sufficient to ensure safe and convenient access without impact on external traffic systems.	**A6.1** Driveways incorporate queue space between the property boundary and the first internal intersection or car parking space in accordance with the distances nominated in *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*. **A6.2** Where driveways have boom-gates or gates, queue space is provided in accordance with the distances nominated in *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*. **A6.3** For drive-through facilities and parking control facilities, provision is made for internal queues in accordance with the requirements of *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*.
P7 Appropriate and sufficient signage is provided to ensure safe and convenient usage of site access systems.	**A7.1** Appropriate direction, regulatory, warning and information signage and line marking is proposed in accordance with the requirements of *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*.

(4) Public Transport Facilities

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development is designed and constructed to maximise accessibility via existing and planned public transport facilities.	**A1.1** Developments provide convenient and attractive linkages to existing and proposed public transport facilities in accordance with planning by Council and State Government agencies and the requirements of *Planning Scheme Policy No. 6 - Transport, Traffic and Parking.*
P2 Public transport routes and interchange facilities are incorporated into development to encourage use of public transport as an alternative to private car usage.	**A2.1** Public transport routes and stops or interchange facilities are provided to service the site in accordance with planning by Council and State Government agencies and the requirements of *Planning Scheme Policy No. 6 - Transport, Traffic and Parking.*

(5) Pedestrian Facilities

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 A network of pedestrian paths is provided to service new developments to achieve high levels of pedestrian safety and accessibility, particularly to public transport facilities and other pedestrian generators located internally and externally to the site.	**A1.1** Public footpaths and pedestrian ways are provided in accordance with overall planning for the area by Council and relevant State Government agencies, and consistent with the requirements of *Planning Scheme Policy No. 6 - Transport, Traffic and Parking.*
P2 Provision is made for the safe and convenient movement of pedestrians on-site and between public pedestrian facilities and on-site activity nodes.	**A2.1** On site pedestrian facilities and connections to public pedestrian facilities are provided in accordance with the requirements of *Planning Scheme Policy No. 6 - Transport, Traffic and Parking.*

(6) Cyclist Facilities

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development provides a conveniently located network of cycle facilities (with connections to external networks) that achieves a high level of safety and accessibility, and recognises the different requirements of cyclists likely to use the facility.	**A1.1** Bikeways are provided in accordance with overall planning for the area by Council and relevant State Government agencies, and consistent with the requirements of *the Priority Infrastructure Plan and Planning Scheme Policy No. 6 - Transport, Traffic and Parking.*
P2 Shared pedestrian / cyclist facilities provide for safe and convenient joint usage.	**A2.1** The width and alignment of shared pedestrian / cyclist facilities are in accordance with the requirements of *the Priority Infrastructure Plan and Planning Scheme Policy No. 6 - Transport, Traffic and Parking.*
P3 Appropriate on-site bicycle parking or terminal facilities are provided to encourage cycling as an alternative to private car travel.	**A3.1** The number of bicycle parking facilities provided on the site is the minimum number stated in Schedule 1 to this Code. **A3.2** Bicycle parking or terminal facilities are designed and provided in accordance with the requirements of *the Priority Infrastructure Plan and Planning Scheme Policy No. 6 - Transport, Traffic and Parking.*

(7) Car Parking

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 On-site car parking areas are provided with adequate capacity to accommodate peak parking demands.	**A1.1** Except as provided for in A1.2 below, car parking is provided in accordance with the requirements of Schedule 2 to this Code (with the required number being the next highest whole number where the calculated number is not a whole number). **OR** **A1.2** For any non-residential use (other than a Convenience Restaurant, Hotel, Post Office, Bank or Shopping complex) in a Town Centre (Core and Frame) or Village Centre Precinct, the minimum number of car parking spaces provided on the site is not less than one space per 20m2 of gross floor area (with the required number being the nearest whole number where the calculated number is not a whole number), with on-site queuing areas and service vehicle provision meeting the minimum requirements for non-residential uses elsewhere. **A1.3** For any commercial use within a Centre precinct that is: (a) a change from another commercial use; and (b) in premises which require no building work or only minor building work to accommodate the use; and (c) in the premises that were lawfully constructed pursuant to an approval granted under a planning scheme prior to Maroochy Plan 2000; the minimum number of car parking spaces provided on the site is equal to the existing number of spaces. **A1.4** The provision of at least one bus parking space at premises where buses are likely to be regular vehicles arriving at the facility in accordance with the requirements for provision of bus parking outlined in *Planning Scheme Policy No. 6 - Transport, Traffic and Parking.*
P2 Car parks and their site access systems must be designed to provide safe and convenient parking and circulation for all of the different users of the facility.	**A2.1** Development provides safe and conveniently located car parks and circulation systems to meet the needs of various users expected to use the site in accordance with *Planning Scheme Policy No. 6 - Transport, Traffic and Parking.*

(8) Service Vehicle Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Driveways, internal circulation areas and service areas are designed to: (a) ensure that proposed loading, unloading, waste collection and fuel delivery facilities (if required) can satisfactorily accommodate the number and type of service vehicles expected on-site; and (b) the movement of service vehicles on-site and loading and unloading operations do not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians on the site.	**A1.1** Driveways, internal circulation areas, and service areas are provided to accommodate the nominated design vehicles for each development type outlined in Schedule 2 to this Code. **A1.2** Driveways, internal circulation areas, manoeuvre areas, loading and unloading areas and refuse collection facilities are designed and provided in accordance with the design requirements outlined in *Planning Scheme Policy No. 6 - Transport, Traffic and Parking.* **A1.3** The minimum number of on-site Service vehicle bays is provided in accordance with Schedule 3 to this Code.

Schedule 1 to Code 2.4
Minimum Number of Bicycle Parking Spaces Required for Various Land Uses

TABLE 1

LAND USE	MINIMUM EMPLOYEE/ RESIDENT PARKING SPACES	CLASS (REFER TO TABLE 2)	VISITOR/SHOPPER PARKING SPACES	CLASS (REFER TO TABLE 2)
RESIDENTIAL USES				
Accommodation building	1 space per 3 rooming units	1	1 space per 12 rooming units	3
Integrated tourist facility	Sufficient space to accommodate the number of bicycles likely to be generated.			
Motel	1 space per 40 rooms	1	No requirement	N/A
Multiple dwelling units	1 space per dwelling unit	1 or 3	1 space per 4 dwelling units	3
COMMERCIAL USES				
Adult product shop, or Art and craft centre, or Shop	1 space per 300m² GFA	1	1 space per 500m² over 1000m²	3
Convenience restaurant	1 space per 50 m² GFA	2	2 spaces, plus 1 space per 50m² of public dining area	3
Restaurant	1 space per 100m² public area	1 or 2	No requirement	N/A
Fast-food store	1 space per 100m² GFA	1	1 space per 50m² GFA	3
Hotel	1 space per 25m² bar floor area and 1 space per 100m² lounge or beer garden	1	1 space per 25m² bar floor area and 1 space per 100m² lounge or beer garden	3
Market	1 space per 10 stalls	3	No requirement	N/A
Medical centre	1 space per 400m² GFA	1 or 2	1 space per 200m² GFA	3
Office (other than for a Bank)	1 space per 200m² GFA	1 or 2	1 space per 750m² over 1000m²	3
Office (in the form of a Bank)	1 space per 200m² GFA	2	No requirement	N/A
Shopping complex	1 space per 300m² sales floor area	1	1 space per 500m² sales floor area	3
Showroom	1 space per 750m²	1	1 space per 1000m² sales floor area	3
INDUSTRIAL USES				
Environmentally assessable industry or Warehouse	1 space per 1000m² GFA	1 or 2	No requirement	N/A
General industry	1 space per 800m² GFA	1 or 2	No requirement	N/A
Light industry	1 space per 500m² GFA	1 or 2	No requirement	N/A
COMMUNITY USES				
Hospital	1 space per 15 beds	1	1 space per 30 beds	3
Educational Establishment (school)	1 space per 5 pupils over year 4	2	No requirement	N/A
Educational Establishment (Tertiary Education)	1 space per 100 part time students, and 2 spaces per 100 full time students	1 or 2 2	No requirement	N/A
RECREATIONAL USES				
Indoor recreation (for an Amusement Parlour)	No requirement	N/A	2 spaces, plus 1 space per 50m²	3
Indoor recreation (other than for an Amusement Parlour)	Sufficient space to accommodate the number of bicycles likely to be generated.			

TABLE 1 cont.

LAND USE	MINIMUM EMPLOYEE/ RESIDENT PARKING SPACES	CLASS (REFER TO TABLE 2)	VISITOR/SHOPPER PARKING SPACES	CLASS (REFER TO TABLE 2)
Outdoor recreation (for a Major sports ground)	1 space per 1500 spectator places	1	1 space per 250 spectator places	3
Outdoor recreation (for a public swimming pool)	No requirement	N/A	2 spaces per 20m² of pool area	3
Outdoor recreation (other than above)	Sufficient space to accommodate the number of bicycles likely to be generated.			
Any other use	No requirement	N/A	No requirement	N/A

TABLE 2

CLASS	SECURITY LEVEL	DESCRIPTION	MAIN USER TYPE
1	High	Fully enclosed individual lockers	Bike and ride commuters at railway and bus stations
2	Medium	Locked compounds with communal access using duplicate keys	Regular employees, students, regular bike and ride commuters
3	Low	Facilities to which the bicycle frame and wheels can be locked	Shoppers, visitors to public offices. Places of employment where there is security supervision of the parking facilities.

Schedule 2 to Code 2.4
Minimum On-Site Car Parking and Design Service Vehicle Requirements

USE	MINIMUM NUMBER OF CAR PARKING SPACES		DESIGN SERVICE VEHICLES[1]		
			Occassional Access[2]	Regular Access ROAD[3]	Regular Access STREET[4]
RESIDENTIAL USES					
Accommodation building	0.5 spaces for each rooming unit, plus 0.25 spaces for each dormitory or nursing home bed.		SRV	SRV	VAN
Bed and breakfast	1 space per guest suite, in addition to that required for the house.		SRV	SRV	VAN
Caravan Park	1 space per van plus 1 space per cabin site to be located adjacent to such site plus 1 space per 10 van sites and cabin sites available for visitors.		AV	LRV	WCV
Caretaker's Residence	1 space.		N/A	N/A	N/A
Detached house	2 spaces per dwelling which may be provided in tandem.		N/A	N/A	N/A
Display Home	2 spaces off-street which may be provided in tandem plus 2 spaces on-street directly adjoining the premise		N/A	N/A	N/A
Dual occupancy	0.75 spaces per bedroom.		N/A	N/A	N/A
Home based business	**Circumstance**	**Number of car parking spaces required for the Business in addition to spaces required for the residential use.**	VAN	N/A	N/A
	Where the home based business attracts no more than 6 business related vehicles to the premises per day, or Where no more than 1 business related vehicle is present at the premises at any time.	0 spaces			
	Where 2 business related vehicles are present at the premises at any time.	1 space			
	Where 3 business related vehicles are present at the premises at any time.	2 spaces			
	Where more than 3 business related vehicles are present at the premises at any one time.	1 space for each business related vehicle present at the premises at any time, minus 1 space			
	For each non-resident employee working at the site at any time.	1 space in addition to the spaces required above			
Institutional residence	1 space per 100 m² of GFA.		MRV	SRV	VAN
Motel	1 space plus 1.1 spaces for each dwelling and rooming unit plus one space for each 20 m² of GFA of any restaurant and/or conference facilities.		Refer to Schedule 3		

Schedule 2 to Code 2.4 continued

USE	MINIMUM NUMBER OF CAR PARKING SPACES	DESIGN SERVICE VEHICLES[1]		
		Occassional Access[2]	Regular Access ROAD[3]	Regular Access STREET[4]
RESIDENTIAL USES				
Multiple dwelling units	1 space per unit for a 1 bedroom unit 1.25 spaces per unit for a 2 bedroom unit 1.75 spaces per unit for a 3 bedroom unit plus 1 visitor space per 4 units with 1 space per unit covered. Where 2 spaces are provided per unit (excluding visitor parking) one may be in tandem.	LRV	VAN	VAN
Retirement village	1 space per self contained unit plus visitor parking at 50% of resident parking requirements.	WCV	WCV	WCV
Residential Care Facility	1 space per 10 beds plus 1 space per 2 employees plus 1 ambulance bay.	WCV	WCV	WCV
Other residential uses	Sufficient spaces to accommodate the amount and type of vehicular traffic likely to be generated by the particular use.			
RURAL USES				
Roadside stall	Queuing space for 4 vehicles being served or awaiting service is to be provided on site.			
Other rural uses	Sufficient spaces to accommodate the amount and type of vehicular traffic likely to be generated by the particular use is to be provided on site.	AV	AV	LRV
COMMERCIAL USES				
Adult products shop	1 space per 20 m^2 of GFA.	Refer to Schedule 3		
Art and craft centre	1 space per 50 m^2 of GFA.	Refer to Schedule 3		
Convenience restaurant	1 space per 8 m^2 of GFA plus, for any drive-through facility, queuing space, clear of the road reserve, for 10 vehicles being served or awaiting service.	Refer to Schedule 3		
Fast-food store	1 space per 8 m^2 of GFA.	Refer to Schedule 3		
Funeral parlour	1 space per 30 m^2 of GFA.	WCV	WCV	WCV
Garden centre	1 space per 100 m^2 of total use area with a minimum of 10 spaces.	LRV	LRV	MRV
Hotel	1 space per 7 m^2 of GFA < 2500 sq.m and 1 space per 15 m^2 > 2500 m^2 plus 1 space for each dwelling and rooming unit, plus queuing space, clear of the road reserve, for 12 vehicles in any drive-in bottle department.	Refer to Schedule 3		
Market	1 space per 20 m^2 of GFA or 2.5 spaces per stall (whichever is greater).	WCV	WCV	WCV
Medical centre	1 space for each 20 m^2 of GFA.	MRV	SRV	SRV

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Schedule 2 to Code 2.4 continued

USE	MINIMUM NUMBER OF CAR PARKING SPACES	DESIGN SERVICE VEHICLES[1]		
		Occassional Access[2]	Regular Access ROAD[3]	Regular Access STREET[4]
COMMERCIAL USES CONT.				
Office	1 space for each 30 m² of GFA excluding banks where 3 per 50m² are required.	Refer to Schedule 3 LRV	MRV	MRV
Restaurant	1 space per 15 m² of GFA (excluding any area used for outdoor dining which is not on the site)	Refer to Schedule 3		
Medical Centre	1 space per 20 m² of GFA	MRV	SRV	SRV
Shop	1 space per 20 m² of GFA except where a Post Office = 1 space per 12 m² of GFA	Refer to Schedule 3		
Shopping complex	• 1 space per 20 m² for the first 2000 m² of GFA, then 1 space per 15 m² of GFA thereafter, or • 5.3 spaces per 100 m² of GFA for complexes with greater than 20,000 m² GFA, and having multi-deck carparks, and regional public transport provisions.	Refer to Schedule 3		
Showroom	1 space per 50 m² of GFA.	AV	AV	LRV
Veterinary clinic	1 space per 20 m² of GFA.	MRV	SRV	SRV
Other commercial uses	Sufficient spaces to accommodate the amount and type of vehicular traffic likely to be generated by the particular use.			
INDUSTRIAL USES				
Car washing station	Queuing space, clear of the road reserve, for 4 vehicles using or waiting to use each washing bay clear of the road reserve.	SRV	SRV	SRV
Environmentally assessable industry	1 space per 50 m² of GFA for the first 500 m², then 1 space per 100 m² of GFA thereafter.	AV	AV	AV
General industry	As for Environmentally assessable industry.	AV	AV	AV
Light industry *(other than where in a shopping complex)*	As for Environmentally assessable industry.	AV	LRV	LRV
Landscape supplies	1 space per 150 m² of total use area, with a minimum of 10 spaces.	AV	LRV	LRV
Sales or hire yard	As for Landscape supplies.	AV	AV	LRV
Service station	4 spaces for every service bay with a minimum of 4 spaces.	AV	AV	AV
Storage yard	1 space plus 1 space per 500 m² of site area.	AV	AV	AV
Warehouse	As for Environmentally assessable industry, except where a self storage facility: GFA <1000m² - 6 spaces GFA >1000m² but <2000m² - 7 spaces GFA >2000m² but <5000m² - 8 spaces GFA >5000m² - 8 spaces per 5000m²	AV	AV	LRV

Schedule 2 to Code 2.4 continued

USE	MINIMUM NUMBER OF CAR PARKING SPACES	DESIGN SERVICE VEHICLES[1]		
		Occassional Access[2]	Regular Access ROAD[3]	Regular Access STREET[4]
INDUSTRIAL USES CONT.				
Vehicle repair workshop	As for Service station.	LRV	MRV	SRV
Other industrial uses	Sufficient spaces to accommodate the amount and type of vehicular traffic likely to be generated by the particular use.			
COMMUNITY USES				
Child care centres	1 space for each 2 employees plus 1 space for every 5 children able to be accommodated on the site provided for the setting down and picking up of children.	VAN	VAN	VAN
Hospitals	1 space for every 4 beds plus 1 space for every 2 employees.	WCV	WCV	WCV
Church	1 space per 12 m^2 of GFA.	MRV	SRV	VAN
RECREATIONAL USES				
Indoor recreation	• Squash = 3 per court; • Indoor Cricket or indoor field games = 20 per wicket or field; • Swimming = 15 plus 1 space per 100 m^2 of GFA; • Gym = 7.5 per 100 m^2 GFA; • Bowling Alley = 3 per alley; • Licensed Club = 1 per 7 m^2 of GFA<2,500 m^2 GFA and 1 per 15 m^2 of GFA >2,500 m^2 GFA; • Hall/Theatre 1 space per 12 m^2; • Billards Hall = 1 space per 100m^2 GFA or 1 space per 2.5 tables (whichever is greater) • or otherwise sufficient spaces to accommodate the amount and type of vehicular traffic likely to be generated by the particular use	WCV WCV WCV WCV WCV WCV WCV WCV	WCV WCV WCV WCV WCV WCV WCV WCV	WCV WCV WCV WCV WCV WCV MRV WCV
Outdoor recreation	• Tennis Courts = 3 spaces per court; • Bowling Greens = 30 spaces for 1st green plus 15 for each other green; • Swimming = 15 plus 1 per 100 m^2 site area; • Football = 50 per field, Court games = 20 per court; • or otherwise sufficient spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use	WCV WCV WCV WCV	WCV WCV WCV WCV	MRV MRV MRV WCV
Other uses	Sufficient spaces to accommodate the amount and type of vehicular traffic likely to be generated by the particular use.			

Notes to Schedule 2:

1) **Design Service Vehicles** are defined in the Transport Traffic and Parking Planning Scheme Policy.

2) **Occasional access** (for the maximum size of service vehicle expected less than 20 times per year) is to be provided for vehicles that occasionally service a site as part of its normal operation. Examples of this type of servicing are a furniture removal van at a multi-unit dwelling or office development and a refuse collection vehicle at a community activity facility. Vehicles listed in this column must be able to:

   (i) Stand wholly within the site. On-site manoeuvring may occur adjacent to parking spaces, but cannot occur over parking spaces;

   (ii) Reverse manoeuvres are limited to one only, either to or from the site; and

   (iii) The swept path of the vehicle is not greater than the width of the access driveway.

3) **Regular Road Access** (for the maximum size of service vehicle expected 20 or more times per year) - where regular access is to a road (includes all roads as defined in *Planning Scheme Policy No. 6 - Transport, Traffic and Parking* plus District Collector Streets and Industrial Collector Streets), the design vehicle listed in this column must be able to:

   (i) Enter and leave the site in a forward motion;

   (ii) Travel though the site on circulation roads/aisles to access service areas, without significant impact on external or internal traffic operations; and

   (iii) Manoeuvre on-site to park and load/unload in a designated service area.

4) **Regular Street access** (maximum size of service vehicle expected 20 or more times per year) - where regular access is to a street (includes all streets as defined in Planning Scheme Policy No. 6 - Transport, Traffic and Parking except for District Collector Streets and Industrial Collector Streets) on-site manoeuvring and full loading bay provision is not essential. The design vehicle listed in this column is used for the design of on-site servicing provisions, subject to the following:

   (i) The design vehicle listed for regular road access (see note 3) can stand wholly within the site without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces;

   (ii) Any on-street manoeuvring by the regular road access (see note 3) design vehicle can be limited to reversing on or off the site in one movement only; and

   (iii) The swept path of the regular road access (see note 3) design vehicle may cover the overall width of a two-way undivided driveway.

5) Where the number of parking spaces required is calculated as a fraction, the number should be rounded to the next highest whole number.

Schedule 3 to Code 2.4 Minimum Service Vehicle Bay Requirements

The minimum number of service bays to be provided for various development types are outlined in Tables 1, 2 and 3.

(1) Shop, Shopping Complex, Adult Product Shop, Restaurant, Convenience Restaurant, Fast Food, Art and Craft Centre

GFA (m^2)	Service Bays Required [1]				
	VAN	SRV	MRV	LRV	AV
0-199		1			
200-599	1		1		
600-999	1	1	1		
1000-1499	2	1	1		
1500-1999	2	2	1		
2000-2799	2	2	2		
2800-3599	2	2	2	1	
3600-4399	3	2	2	1	
4400-6499	3	2	2	1	1
6500-8499	4	2	2	1	1
8500-11499	4	3	2	1	1
11500-14749	5	3	2	1	1
14750-17999	5	3	3	1	1
18000-20999	6	3	3	1	1
21000-23999	6	3	3	2	1
24000-26999	6	3	3	2	2
27000-29999	6	3	3	3	2
30000-32999	7	3	3	3	2
33000-35999	7	3	4	3	2
36000-38999	8	3	4	3	2
39000-41999	9	3	4	3	2
42000 & over	10	3	4	3	2

Notes to Table 1:

(1) For explanation of design vehicles refer to the *Transport Traffic and Parking Planning Scheme Policy.*

(2) Where gross floor area excceds $200m^2$ it is expected that provision be to be made for on-site refuse collection.

(3) The following requirements apply to shopping centres.

(i) The above table is to be applied to each individual retail component comprising the development.

(ii) The service bays related to each component are to be located immediately adjacent to the component.

(iii) Specialty shops in a shopping centre with a gross floor area less than $200m^2$ shall be grouped together and treated as a single retail component for the purposes of applying the above table. For this purpose, MRV class vehicles shall be provided for in lieu of LRV and AV class vehicles.

(2) Business Premises - Office

GFA (m^2)	Service Bays Required [1]			
	VAN	SRV	MRV	LRV
0-999		1		
1000-2499	1		1	
2500-3999	2	1	1	
4000-5999	3	1	1	
6000-7999	4	1	1	
8000-9999	4	2	1	
10000-14999	4	2	1	
15000-19999	5	2	1	
20000-34999	5	2	2	
35000-49999	5	2	2	1
50000-64999	6	2	2	1
65000 & over	6	2	3	1

Notes to Table 2:

(1) For explanation of design vehicles refer to the *Transport Traffic and Parking Planning Scheme Policy.*

(2) The majority of vans accessing business developments will be courier vehicles. Provision for these and Taxis must be positioned near main building entrances and can be in the form of short-stay layby areas. Bays provided for couriers and taxis are to be clearly visible from access driveways and/or frontage roads.

(3) Where emergency power generating facilities are to be installed, provision for fuel delivery is required.

(4) Developments exceeding $1000m^2$ should provide for access and on-site standing of an LRV (ie furniture removal van). A dedicated service bay is not required.

(3) Hotel/Motel

No of Bedrooms	Service Bays Required (1)			
	VAN	SRV	MRV	LRV
0-199	1		1	
200-399	1		1	1
400-599	1	1	1	1
600-799	1	2	1	1

Notes to Table 3:

(1) For explanation of design vehicles refer to the *Transport Traffic and Parking Planning Scheme Policy.*

(2) In addition to the above requirement, the following provision is to be made for public areas such as bar, tavern, restaurant, meeting rooms and convention rooms etc:

1 MRV per 6000m^2

1 Van per 1000m^2

(3) Provision must be made for on-site refuse collection in all developments of this type.

(4) Short-stay layby areas to be provided for tourist coaches, passenger set-down. couriers (vans) and taxis near main building entrances and are to be clearly visible from access driveway and/or frontage road/s.

2.5 OPERATIONAL WORKS CODE[1]

PURPOSE

The purpose of this code is to achieve the following outcomes:

(a) Uses are provided with an appropriate level of water, waste water treatment and disposal, drainage, energy, communications and other services;

(b) Access, streets, roads and pedestrian and cycle paths are provided to standards that ensure safe, convenient and efficient operation of movement networks;

(c) Infrastructure is provided in a manner which maximises resource efficiency and minimises whole of life cycle costs;

(d) Infrastructure is integrated with surrounding networks;

(e) The integrity of existing infrastructure is maintained;

(f) Development is undertaken in accordance with best environmental management practice to support the achievement of ecological sustainability; and

(g) Development does not detract from the character and amenity of the locality.

[1] *This code is generally applicable at the material change of use or reconfiguration of lots stage, in addition to the operational works/detailed design stage (refer to the tables of assessment to determine the applicability of this code). Compliance with this code at the initial material change of use or reconfiguration application stage should generally be demonstrated by:*

- *identifying the locations of services and utilities and the relevant connection points for the services and utilities;*
- *identifying stormwater management devices for the purpose of stormwater quality and quantity control, with sufficient calculations undertaken to demonstrate that appropriate space allocations for such devices have been allocated; and*
- *providing a conceptual design for the required operational works.*

(1) Utilities

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Services are provided in a manner which: **(a) ensures appropriate capacity to meet the current and future needs of the development site;** **(b) is integrated with and efficiently extends existing networks;** **(c) minimises risk to life and property;** **(d) minimises risk of environmental harm;** **(e) minimises whole of life cycle costs;** **(f) can be easily and efficiently maintained; and** **(g) minimises potable water demand and wastewater production.**	**A1.1 (a)** Each site or lot is connected to Council's reticulated water supply and sewerage system[2]. **Or** **(b)** Where the site is in a Rural Precinct and is not within Council's water supply or sewerage serviced areas, on site water supply and a system for wastewater treatment and disposal is provided in accordance with *Planning Scheme Policy No. 5 – Operational Works*[3]. **Or** **(c)** Where the site is in the Sustainable Rural Residential Precinct and is not within Council's water supply or sewerage serviced areas, an on-site water supply and a system for waste water treatment and disposal is provided in accordance with *Planning Scheme Policy No. 5 – Operational Works*[3]. **A1.2** Reticulated water supply and sewerage systems are designed and constructed in accordance with *Planning Scheme Policy No.5– Operational Works.* **A1.3** Each site or lot is connected to an existing power supply and telecommunications network[4] . **A1.4** Other than in a rural precinct, electrical and telecommunications reticulation infrastructure is provided underground. **A1.5** Street lighting is provided in accordance with *Planning Scheme Policy No. 5 – Operational Works.*
P2 The orderly development of adjacent properties, or stages, is not prejudiced	No Acceptable Measure nominated.

[2] Applicants should note that the requirements of the Code for Integrated Water Management will also apply.
[3] Where on-site sewage treatment is permitted the management of sewage generated on-site must comply with the Plumbing and Drainage Act 2002, the On-site Sewerage Code and Australian/New Zealand Standard 1547: 2000 (on-site domestic wastewater management)."
[4] *Applicants should note that such connection will be subject to the approval of the relevant supply authority.*

(2) Movement Networks

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development sites are provided with external roadworks along the full extent of the frontage appropriate to the function and amenity of the road and including: (a) paved roadway; (b) kerb and channel; (c) safe vehicular access; (d) safe footpaths and bikeways; (e) stormwater drainage; and (f) conduits to facilitate the provision of street lighting systems and traffic signals.	**A1.1** Roadworks design and construction is undertaken in accordance with *Planning Scheme Policy No. 5 – Operational Works* and *Planning Scheme Policy No. 6 –Transport, Traffic and Parking*.
P2 The reserve width, pavement, edging, street-scaping and landscaping support the intended functions and amenity of the road.	**A2.1** Road design and construction including within development for Community Title uses, is undertaken in accordance with *Planning Scheme Policy No.5– Operational Works* and with the characteristics intended for the particular type of road specified in *Planning Scheme Policy No. 6 –Transport, Traffic and Parking*.
P3 Road pavement surfaces: (a) are sufficiently durable to carry wheel loads for parked and travelling vehicles; (b) ensure the safe passage of vehicles, pedestrians and cyclists; (c) ensure appropriate management of stormwater and maintenance of all weather access; and (d) allow for reasonable travel comfort	**A3.1** Road pavement design and construction is undertaken in accordance with *Planning Scheme Policy No. 5 – Operational Works.*
P4 Pavement edges control vehicle movements by delineating the carriageway.	**A4.1** Road pavement design and construction is undertaken in accordance with *Planning Scheme Policy No. 5 – Operational Works.*
P5 The verges and footpaths provide (a) safe access for pedestrians clear of obstructions; (b) an access for vehicles onto properties; (c) an area for public utility services; and (d) provide for people with disabilities by allowing safe passage of wheel chairs and other mobility aids	**A5.1** Verge and footpath design and construction including within development for Community Title uses is undertaken in accordance with *Planning Scheme Policy No. 5 – Operational Works* and *Planning Scheme Policy No. 6 –Transport, Traffic and Parking*.
P6 Bikeways provide safe and attractive cycle routes for commuter and recreational purposes	**A6.1** Bikeway design and construction is undertaken in accordance with *Planning Scheme Policy No. 5 – Operational Works* and *Planning Scheme Policy No. 6 - Transport, Traffic and Parking*. and *the Priority Infrastructure Plan.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P7 Measures intended to restrain traffic speeds and/or volumes[5]: (a) avoid stop-start conditions; (b) provide for appropriate sight distances; (c) avoid increased vehicle emissions; (d) minimise unacceptable traffic noise to adjoining land uses; (e) maintain convenience or safety levels for cyclists and public transport; and (f) are integrated with landscaping and streetscape design.	**A7.1** Speed control devices are designed and constructed in accordance with *Planning Scheme Policy No. 6 – Operational Works and Planning Scheme Policy No. 6 –Transport, Traffic and Parking*.
P8 Constructed roads and paths must be designed to minimise environmental impact *Movement Networks continued*	**A8.1** Road design and construction is undertaken in accordance with *Planning Scheme Policy No. 5 – Operational Works and Planning Scheme Policy No. 6 –Transport, Traffic and Parking*.

[5] *Council will not accept the use of speed restriction techniques and devices in place of appropriate road design, in accordance with P4.*

(3) Public Parks Infrastructure

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Parks are designed to support their intended function, amenity and recreational setting.	**A1.1** Public parks are conceptually designed to the desired standard of service as outlined in *the Priority Infrastructure Plan* and designed and constructed in accordance with *Planning Scheme Policy No. 5 – Operational Works.*

(4) Excavation and Filling

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Excavation and filling[6]: (a) do not cause environmental harm; (b) do not impact adversely on visual amenity or privacy; and (c) maintain natural landforms as far as possible.	**A1.1** (a) On sites of 15% or more (as identified on Regulatory Map 1.3 – Steep and Unstable Land Special Management Area), the extent of excavation (cut) and fill does not involve a total change of more than 1.5 metres relative to the natural ground level at any point7. **OR** (b) In other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the natural ground level at any point. **A1.2** No part of any cut and/or fill batter is within 1.5 metres of any property boundary except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any vegetation. **A1.3** Retaining walls are no greater than 1.0 metre high. **A1.4** Retaining walls are constructed a minimum 150 mm from lot boundaries. **A1.5** All stored material is: (a) contained wholly within the site; and (b) located in a single manageable area that does not exceed 50m^2; and (c) located at least 10 metres from any property boundary.
P2 All cutting and filling works are stable in both the short and long term.	No Acceptable Measure is nominated.
P3 Filling or excavation do not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the site.8	**A3.1** No contaminated material is used as fill. **A3.2** For excavation, no contaminated material is excavated or contaminant disturbed. **A3.3** Waste materials are not used as fill, including but not limited to: (a) commercial waste (b) construction/demolition waste (c) domestic waste (d) garden/vegetation waste (e) industrial waste.
P4 The location and extent of excavation or filling is consistent with the intended future use of the site.	**A4.1** The extent of excavation and filling is in accordance with an existing development approval for a material change of use, reconfiguring a lot or building work (which has not lapsed).

[6] *Applicants should be aware that the Code for the Development of Detached Houses and Display Homes also contains requirements for excavation and filling associated with such development on steep land.*

[7] *Applicants should be aware that other requirements contained within the Code for Development on Steep and Unstable Land will also apply within areas identified on Regulatory Map 1.3.*

[8] *Applicants should be aware that the Code for Assessment and Management of Acid Sulfate Soils will also apply within areas identified on Regulatory Map 1.4 – Acid Sulfate Soils Areas Special Management Area, as indicated in the Tables of Development Assessment in Volume 1 of this Planning Scheme.*

(5) Construction Management[5]

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The aesthetic and ecological values of retained vegetation is protected.	**A1.1** Works, storage or other cause of disturbance to soils below the canopy of any retained vegetation are excluded. **A1.2** Retained vegetation is fenced and appropriately signed during construction. **A1.3** All declared noxious weeds and environmental weeds are removed from the site.
P2 Environmental harm on surrounding areas as a result of air emissions, noise or lighting is minimised during construction activity.	**A2.1** No dust emissions extend beyond the boundary of the site. **A2.2** No other air emissions, including odours, are detectable at the boundary of the site. **A2.3** Works are only carried out between 6:30am to 6:30pm Monday to Saturday inclusive **A2.4** Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment does not create environmental harm. **A2.5** Light spill resulting from direct, reflected or other incidental light does not exceed the criteria in AS 4282-1997 "Control of the obtrusive effects of lighting" at surrounding sensitive uses.
P3 Existing utilities, road and drainage infrastructure: (a) continue to function efficiently; and (b) can be accessed by the relevant authority for maintenance purposes.	**A3.1** Existing utilities, road and drainage infrastructure are protected and or relocated in accordance with the standards set out in *Planning Scheme Policy No. 5 – Operational Works.* **A3.2** The costs of any alterations or repairs are met by the applicant.
P4 Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.	No Acceptable Measure nominated
P5 Provision is made for: (a) minimisation of waste material; (b) separation of recyclable material; (c) storage of waste and recyclable material; (d) collection of waste and recyclable material; in a manner that minimises adverse impacts on the amenity and safety of surrounding areas.	**A5.1** Waste minimisation, storage and servicing arrangements are made in accordance with *Planning Scheme Policy No. 5 – Operational Works.6*
P6 The integrity of assets to be delivered to Council is protected.	**A6.1** Construction is undertaken in accordance with the standards set out in *Planning Scheme Policy No. 5 – Operational Works.*

[5] *In order to demonstrate compliance with the Performance Criteria or Acceptable Measures set out in this element, Council may request the preparation of a Construction Management Plan.*

[6] *Council may request the preparation of a Waste Management Plan, in accordance with Planning Scheme Policy No 10 (Preparation of Waste Management Plans).*

[6] *Council may request the preparation of a Waste Management Plan, in accordance with Planning Scheme Policy No 10 (Preparation of Waste Management Plans).*

2.6 Heritage Conservation Code[1]

PURPOSE[2]

(1) This code is intended to:

(a) conserve and manage areas having cultural heritage significance (indigenous and historic), including places so determined by Council as well as places listed or identified through Commonwealth, State and Local (Part 7 of Volume 1 of this planning scheme refers) Heritage Registers; and

(b) conserve and manage areas determined by Council as having townscape significance.

(1) Element: Indigenous Cultural Significance

PURPOSE

This code element is intended to conserve and manage the cultural heritage significance of indigenous cultural heritage places within the Shire by ensuring that development respects and incorporates these places in a way which addresses the cultural sensitivities and requirements of the relevant indigenous people; and conserves and manages the cultural heritage values of such places.

[1] *Where a Cultural Heritage Impact Report is required to achieve compliance with this code, the report is to be prepared in accordance with Planning Scheme Policy No. 1 – Preparation of Cultural Heritage Impact Reports*

[2] *Elements 1 and 2 of the Heritage Conservation Code are listed as applicable to assessable development in all precincts. These elements will be considered relevant when the development is proposed on any place which meets the criteria outlined in Section 7, Volume 1 of the Planning Scheme for determining indigenous or historic cultural heritage significance.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Where development is proposed to occur on or adjacent to a place identified as having indigenous archaeological values and/or indigenous cultural significance, or a place determined by the Assessment Manager as being likely to have indigenous archaeological values and/or indigenous cultural heritage significance, assessment of all aspects of the cultural heritage significance of the place must be undertaken.	**A1** A cultural heritage report, which assesses the cultural heritage values of the place and recommends appropriate strategies for their conservation and management, is undertaken by a suitably qualified person in consultation with appropriate indigenous representatives and to the satisfaction of any relevant State and/or Commonwealth agency.
P2 Development of an indigenous cultural heritage place must be undertaken so that the significant values of the place are conserved and managed.	**A2** Development and intended use of any place of indigenous cultural heritage significance is consistent with the findings and recommendations of the cultural heritage report, the outcomes of consultation with the appropriate indigenous representatives and any requirements of the relevant State and/or Commonwealth agency.

(2) Element: Historic Cultural Heritage Significance

PURPOSE

This code element is intended to conserve and manage the cultural significance of historic heritage places within the Shire by:

(a) ensuring their conservation and management, which may include restoration, reconstruction, adaptation (compatible reuse), and maintenance; and

(b) providing for new development which reinforces and respects their heritage values.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Where development of a building, other item or place listed or determined by the Assessment Manager as having local, State or national historic cultural heritage significance is proposed, the cultural heritage values of the place must be conserved and managed.	**A1.1** For development of a heritage listed building, other item or place, the development is undertaken in accordance with the recommendations of a conservation plan prepared by a person determined by the assessment manager to be suitably qualified and which provides as a minimum: • A description of the place and its setting including a location plan showing the premises, adjoining premises and the surrounding locality as well as photographs accompanied by an annotated location map; • plans and elevations of the proposed development in the context of the place of significance; • an assessment of the heritage values of the existing place. The assessment should demonstrate an understanding of the significance of the place; • an assessment of how the development proposal will affect this significance, having particular regard to whether the place: (a) displays historical, economic or social themes that are of importance to the Shire or locality; (b) represents customs or ways of life that are characteristic of the Shire or locality; (c) has played an important part in the lives of Shire or local residents;

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 continued	(d) displays aesthetic merit, design characteristics or construction techniques of significance to the Shire or locality; (e) is associated with a notable Shire or local personality or event; (f) is a notable Shire or local landmark; (g) is important to the heritage character of the local streetscape and its removal or demolition would significantly diminish that character; (h) is in a locality where little redevelopment has occurred such that the visual heritage character and amenity of the local streetscape has remained largely unaffected over time; or (i) has cultural significance to a particular group within the community. • Strategies for conservation and management, with timing costs and other resources required, and the conservation principles and processes that will be relied upon (refer to the Burra Charter); • A list of people responsible for carrying out actions of the plan; • The measures proposed for the conservation and management of the place; • Ongoing maintenance and monitoring plan and who is responsible for this; and • Any other issues or actions that may affect the place or its cultural heritage significance. **OR** **A1.2** The significant place is conserved and reused without compromising any of its cultural heritage values in accordance with a pre-existing report and conservation management plan.
P2 Where every endeavour has been made to conserve the building, other item or place of heritage value but preservation has not proven a prudent or feasible alternative, the building or other item must be relocated to a suitable alternative site, or demolished only if no reasonable relocation option is found.	**A2** Where conservation proves not to be a prudent or feasible alternative, the building or other item is removed to another site where the value of the item can be maintained, or other actions are taken consistent with the recommendations of the conservation plan.
P3 Where development involves adaptations (alterations or additions) made to a place of historic cultural heritage significance, work must be in accordance with a conservation plan and be designed and carried out such that it is: **• visually subservient, and** **• sympathetic with the cultural heritage values of the place.**	**A3** Adaptations (alterations or additions) are undertaken which: • provide a sensitive visual distinction between the original building and new work; • ensure the original fabric of the place is more prominent that the alterations; and • ensure mechanical plant and other new services make minimal impact on the appearance and integrity of the place.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P4 New development adjoining a heritage place, must be designed and carried out so as to: **(a) be compatible with the cultural heritage significance of the heritage place and not detrimentally impact its values or its setting;** **(b) not obscure the appearance or prominence of the place when viewed from adjacent public or semi-public streets or open spaces, and nor intrude into the place.**	**A4.1** New development incorporates architecture, scale, massing, siting, finishes, colours, setting, and external materials which are respectful of the heritage place, rather than replicates their style and detailing. **AND** **A4.2** New development is: • visually subservient to the heritage place; • setback an equal or greater distance from the street than the existing building, other item or place; • of a lower or equal height to the existing building; and • compatible with those landscaping elements of the place which have been identified as having cultural significance. **AND** **A4.3** New fencing, landscaping or advertising devices is designed and sited so as not to detract from or significantly impact on the view of a place, and their composition, colour, scale and placement has regard to the values of the place.

(3) Element: Townscape significance

PURPOSE

This code element is intended to conserve and enhance the precincts, character areas or streetscapes of townscape significance within the Shire by:

(a) ensuring development design responds to the surrounding streetscapes and their predominant scale, character, form and unique attributes; and

(b) ensuring their elements of aesthetic, architectural and/or historic value are retained.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 New infill development in a character area of townscape significance must identify and conserve or enhance the significant values of that area.	**A1** New premises are of a high quality and respect the design characteristics of the existing streetscape which have been identified through documentation and assessment of information including: • A site and neighbourhood analysis plan; • A townscape significance report identifying the aesthetic, architectural and/or historic values unique to the area which require conservation; • Elevations of the neighbouring buildings and surrounds to demonstrate the manner in which the proposed development is designed to fit the existing streetscape; and • A statement of compliance demonstrating how the development conserves or enhances the townscape significance of its surroundings.

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 New infill development and adaptation (alterations and additions) of existing places in an area of townscape significance must be designed and carried out so as: **(a) to be compatible with the prevailing character of the relevant area with respect to its siting, scale, massing, form, design, landscaping and use of external materials;** **(b) not to obscure the appearance or prominence of an existing significant building, other item or place when viewed from adjacent public or semi-public streets or open spaces, nor intrude into important vistas to an existing significant building, other item or place;** **(c) not to be sited between a significant building, other item or place and its relevant street frontage such that the view of the building, other item or place is not detracted from or significantly obscured,** **(d) to ensure that ancillary buildings are sited and designed in a complementary manner;** **(e) to ensure that new development occurs with minimal disturbance to the original fabric of significant buildings, other items or places wherever reasonably practicable;** **(f) to ensure landscaping associated with the development is appropriate to the general pattern of landscaping in the area, including fencing style and plantings; and** **(g) to appropriately reflect the pattern or allotment layout the original subdivision or former development on the site or area.**	**A2.1** New premises incorporate respectful and compatible architecture, scale, massing, siting, finishes, colours, setting, and external materials of the streetscape, in preference to replicating their style and detailing. **AND** **A2.2** New premises are: • located at the rear of the site or at least not sited in front of the existing building, other item or place, • setback an equal or greater distance from the street than the existing building, other item or place, • of a lower or equal height to neighbouring premises, and • where an ancillary building or structure, designed and constructed to be sympathetic with and respectful of the character of the existing building, other item, place or area. **AND** **A2.3** New fencing, landscaping or advertising devices are designed, and sited so as not to detract from or significantly impact on the place, or enhances the overall appearance of the streetscape and is sympathetic to the area having regard to materials used, colour, scale and placement. **OR** **A2.4** Adaptations (alterations and additions) to any building or place are compatible with the form, scale and materials of adjacent buildings and/or places which contribute to the streetscape and character of the area. **OR** **A2.5** Compatible contemporary architecture is used in preference to the reproduction of traditional building forms, and particularly, of decorative detailing.
P3 Places that contribute to the townscape significance of an area must not be demolished or relocated unless there is no prudent or feasible alternative to the demolition or relocation, and any replacement premises satisfies criteria P1 and P2 above.	**A3** Removal or demolition only occurs if: • it can be properly demonstrated that the loss of the building will not contribute to the loss of the character or visual integrity of an area; • the building is sufficiently unsound to warrant such a decision. (Normal maintenance issues such as re-stumping are not sufficient grounds for removal); and • the new development is designed and constructed so as requirements of P1 and P2 above.

2.7 Code for Integrated Water Management

PURPOSE

(a) The efficiency of all elements of the water cycle is optimised, including reduction in potable demand, non worsening of stormwater peak discharges and runoff volume and maximisation of reuse opportunities;

(b) Water cycle infrastructure is provided in a manner which maximises resource efficiency and minimises whole of life cycle costs;

(c) Water cycle infrastructure is integrated with surrounding networks;

(d) Development is undertaken in accordance with best environmental management practice to support the achievement of ecological sustainability;

(e) Development does not result in the deterioration of waterway environmental values (as defined in Volume 1 or declared under an environment protection policy or regulation pursuant to the *Environmental Protection Act 1994*) and water quality;

(f) Development does not detract from the character and amenity of the locality;

(g) Adverse impacts, including cumulative impacts, as a result of flooding are minimised and unacceptable risk[1] to people and property is not created.

[1] *'Unacceptable risk' is defined in State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

(1) Water Quality

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The environmental values and quality of receiving waters within or downstream of a development site are protected or enhanced.	**A1.1** Water quality objectives identified in *Planning Scheme Policy No. 5 – Operational Works* are met[2]. Where a site includes or adjoins a buffer to a waterway or wetland established in accordance with the Code for Waterways and Wetlands, the water quality objectives are to be met prior to water entering that buffer.

(2) Water Cycle Management

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The design and management of the development integrates water cycle elements so that: • potable water demand is reduced; • wastewater production is minimised; • stormwater peak discharges and runoff volumes are not worsened; • natural drainage lines and hydrological regimes are maintained as far as possible; • disconnection of impervious surfaces is maximised; and • reuse of stormwater and greywater is encouraged where public health and safety will not be compromised.	**A1.1** Integrated water management practices and infrastructure are designed in accordance with *Planning Scheme Policy No. 5 – Operational Works*.

(3) Flooding[3]

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development does not result in: • adverse impacts on flood conveyance capacity; • unacceptable risk[4] to people's safety; and • adverse impacts on the capacity to use land within the floodplain.	**A1.1** In areas identified on Regulatory Map 1.5 – Flood Prone and Drainage Constraint Areas Special Management Area: (a) works do not involve: (i) any physical alteration to a waterway or floodway including vegetation clearing[5]; or (ii) net filling exceeding 50m^3; **OR**

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[2] *For development involving more than 40% impervious area or more than 2000sqm total development area (excluding land that will not be disturbed during construction or subsequent use eg conservation areas, existing waterways), an Integrated Water Management Plan will be required to be prepared in accordance with Planning Scheme Policy No. 5 – Operational Works to demonstrate that the water quality objectives of the receiving waters would be met and that appropriate management practices can be implemented. For other development, the implementation of stormwater best management practices in accordance with the Planning Scheme Policy will be sought.*

[3] *Council may request the Integrated Water Management Plan to include a flood assessment element that demonstrates compliance with these Performance Criteria and Acceptable Measures.*

[4] *'Unacceptable risk' is defined in State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

[5] *Vegetation clearing for the purposes of this code and the relevant special management area is defined in Volume 1 of this Planning Scheme.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 continued	(b) any reductions of on site flood storage capacity is avoided and any changes to depth, duration and velocity of floodwaters of all floods up to and including the 100year ARI are contained within the site; **OR** (c) there is no change in the flood characteristics of the 100year ARI outside the subject site in ways that result in (i) loss of flood storage; or (ii) loss of/changes to flow paths; or (iii) acceleration or retardation of flows; or (iv) any reduction of warning times elsewhere on the floodplain. **A1.2** Stormwater peak discharges and levels are equivalent to the pre-developed condition. **A1.3** Where a "regulation line" has been set by Council to define the limit to which development may encroach onto a floodplain development is undertaken outside such "regulation line".
P2 For all floods up to and including the 100 year ARI: • **the safety of people on the site is maintained;** • **potential damage to property on the site is minimised; and** • **the functioning of essential services is maintained.**	**A2.1** (a) Development is sited on land that would not be subject to flooding during the 100 year ARI flood event. **OR** (b) There is no increase in the number of people living or working on the site, except where the premises are occupied on a short-term or intermittent basis (e.g. by construction / maintenance workers, certain agricultural and forestry workers). **OR** (c) Development complies with the standards for flood immunity set out in *Planning Scheme Policy No. 5 – Operational Works.* **A2.2** Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are: (a) located in accordance with the standards for flood immunity set out in *Planning Scheme Policy No. 5 – Operational Works;* **OR** (b) designed and constructed to exclude floodwater intrusion/infiltration. **A2.3** Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the 100 year ARI flood event.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk.	**A3.1** (a) The manufacture or storage in bulk of hazardous materials takes place above the 100 year ARI flood level. OR (b) Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters from a 100 year ARI flood.

2.8 Code for Erosion and Sediment Control

PURPOSE

The purpose of this code is to:

(a) protect the environmental values and water quality objectives of waterways by ensuring that the influence of climate, hydrology, soils and topography is adequately considered in development.

(b) protect and manage soils, vegetation, hydrological regimes, and the healthy functioning of aquatic, marine and wetland ecosystems, natural processes, and habitat, by minimising soil erosion and sediment loss into waterways from development.

(1) Erosion & Sediment Control

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The development is compatible with the land use constraints of the site, and provides for best practice environmental management of stormwater based on a thorough assessment of site characteristics including erosion risk, so as to not cause adverse impacts on waterways including not causing adverse changes to: • hydrologic regimes including groundwater, waterway baseflow, and stream power; • waterway channel morphology and substrata; • the chemical, physical or biological condition of receiving waters	**A1.1** Acceptable solution for all developments: (a) An appropriately qualified person[1] prepares (and certifies in the prescribed form) an Erosion Risk Assessment which predicts total soil loss for the development in accordance with Planning Scheme Policy No. 14 – Erosion and Sediment Control. **AND** (b) Best practice environmental management measures to minimise erosion and sediment loss, as detailed in Planning Scheme Policy No. 14 – Erosion and Sediment Control, are applied to the site at all times, including during and after over-design storm events, until the site is permanently stabilised. **AND** (c) The programming of works on the site seeks to minimise the total area of soil exposed at any one time. **AND** (d) Disturbed land is promptly and progressively revegetated or otherwise protected, and must be stabilised with vegetation or synthetic cover in accordance with Planning Scheme Policy 14 – Erosion and Sediment Control.

[1] ***Appropriately qualified person*** *is a person who has appropriate professional qualifications and experience as defined in Planning Scheme Policy No. 14 – Erosion and Sediment Control.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	AND (e) All drainage lines, diversion and collection drains and banks, chutes and outlets are able to carry peak flow, and remain stable, at least in the 10-year ARI time of concentration storm event. **AND** **A1.2** Acceptable Solution for development which has predicted total soil loss greater than 150 tonnes (high risk): The volume, velocity, and duration of stormwater runoff from the development to any waters mimics the pre-development range of the 2 year ARI storm event. **AND** **A1.3** Acceptable Solution for Material Change Use or a Reconfiguration of a Lot which has a predicted total soil loss greater than 150 tonnes (high risk): An appropriately qualified person1 prepares (and certifies in the prescribed form) an Erosion and Sediment Hazard Evaluation Report and Concept Erosion and Sediment Control Plan for the development in accordance with Planning Scheme Policy No. 14 – Erosion and Sediment Control. **AND** **A1.4** Acceptable Solution for Operational Works or Building Works which has predicted total soil loss greater than 150 tonnes (high risk): An appropriately qualified person1 prepares (and certifies in the prescribed form) an Erosion and Sediment Hazard Evaluation Report and Major Erosion and Sediment Control Plan for the development in accordance with Planning Scheme Policy No. 14 – Erosion and Sediment Control. **OR** **A1.5** Acceptable Solution for Operational Works or Building Works that have predicted total soil loss less than or equal to 150 tonnes: An appropriately qualified person1 prepares (and certifies in the prescribed form) a Minor Erosion and Sediment Control Plan for the development in accordance with Planning Scheme Policy No. 14 – Erosion and Sediment Control.
P2 Development occurs on land where water quality control measurements can be implemented to prevent adverse impacts on the receiving environment.	**A2.1** It is demonstrated that the development does not involve the installation of necessary water quality control measures, or emplacement of any fill, below the one in two year ARI flood level **AND** **A2.2** It is demonstrated that the development does not involve the installation of any water quality control basin which is subject to inundation in the one in two year ARI event or infiltration by groundwater.
P3 There is to be no flow or release from the site to any waters or to any place draining to waters which causes any adverse change to the chemical, biological or physical condition of the receiving waters.	For Agriculture, Forestry, Animal Husbandry or Stable: **A3.1** There is to be no release, discharge or flow from the development to any waters (or place draining to waters) having a concentration exceeding 50 mg/litre of total suspended solids unless all reasonable and practical measures have been taken to prevent and minimise soil erosion and sediment loss from the site. Such measures must include compliance with any relevant agricultural code of practice endorsed by the Qld Government for the purpose of compliance with the General Environmental Duty under the Environmental Protection Act 1994. For all other development:

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	A3.2 All erosion and sediment controls, including sediment basins, are designed in accordance with Planning Scheme Policy No. 14 – Erosion and Sediment Control and Chapter 6 of the Sunshine Coast Regional Council Erosion and Sediment Control Manual. **AND** **A3.3** As far as is reasonable and practicable, all stormwater runoff and dewatering flows from all disturbed areas flow to one or more sediment basins.

3. CODES FOR RURAL DEVELOPMENT AND USE

3.1 Codes for Agriculture and Animal Husbandry

PURPOSE

The purpose of this code is to provide for the development of Agriculture and Animal husbandry on rural land where environmental impacts are able to be managed to acceptable levels such that environmental harm is avoided, there is no detrimental impact on adjoining land uses, and land and water resources are used sustainably.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Agricultural and animal husbandry uses do not have an unacceptable adverse impact on the amenity of existing or likely future surrounding residential land premises.	**A1** The activity takes place on a site which is further than: • 300m from a Residential Precinct (other than a Sustainable Rural Residential Precinct), and • 150m from an existing rural residential lot in a Sustainable Rural Residential Precinct.
P2 Development and use of premises must be carried out in ways which are sustainable by: • **conserving the values of environmentally sensitive areas;** • **conserving the productive characteristics and qualities of the land and its soils;** • **protecting the integrity of waterways and water quality standards;** • **managing waste through avoidance, reduction, recycling treatment and, as the least preferred measure, disposal;** • **avoiding or minimising weed infestation;** • **minimising the release of contaminants into the air; keeping noise generation to within acceptable limits.** • **minimising noise generation[1].** **This includes compliance with best practice industry standards including the following (or any other or subsequent equivalent) codes of practice:**	No Acceptable Measure is nominated.

[1] *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No.7 - Acoustic Environment Assessment*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 continued • The "Environmental Code of Practice for Agriculture" (Queensland Farmers' Federation) • The "Code of Practice for Sustainable Cane Growing in Queensland" (Queensland Canegrowers)	No Acceptable Measure is nominated.
P3 Buildings must be set well back, or otherwise buffered from, frontages to unsealed roads, heavily trafficked roads and existing or likely future heavy vehicle haul routes in order to: • avoid or minimise noise and dust nuisance, and • maintain an open visual landscape dominated by natural elements (rather than built structures).	**A3** Buildings (other than a detached house or outbuilding) are set back at least: • 40 metres from any State Controlled Roads, • otherwise, 20 metres from any rural road, or any road shown on the Strategic Plan Map as "Extractive Industry Haulage Route".
P4 Buildings must be set well back from site boundaries in order to: • help maintain the typically open or forested rural landscape in which buildings are a minor event, • provide for separation from existing or likely future rural activities on adjoining land, and • allow for the sustainable on-site treatment and disposal of waste water.	**A4** Buildings (other than a detached house or outbuilding) are set back at least 10 metres from all site boundaries other than road frontages.
P5 A buffer is maintained to protect and enhance the environmental values and ecosystem services of waterways, wetlands and fish habitat areas having regard to: • fauna habitats; • adjacent land use impacts; • stream integrity; • sustainable aquatic and wetland ecosystems; and • recreational amenity.	**A5.1** A vegetated buffer is provided of the following width, as measured from the top of the defining bank (refer Figure 4-2.1.2(c) in the Code for Waterways and Wetlands): (a) 25m for a waterway shown as stream order 3 or above; or (b) 10m for a waterway shown as stream order 1 or 2; as shown on Figure 4-2.1.2(a) in the Code for Waterways and Wetlands. **AND** **A5.2** A minimum vegetated buffer width of 25m is provided around the perimeter of any wetland shown on Figure 4-2.1.2(b) in the Code for Waterways and Wetlands . **AND** **A5.3** All existing native vegetation within the buffer established under A5.1 or A5.2 is retained and, is supplemented using locally indigenous plant species so that a locally representative community is provided.
P6. The use must be established in a manner that does not require clearing of remnant vegetation.	***A6.1*** Establishment of Agriculture or Animal Husbandry uses does not require the clearing of vegetation in an area within the Nature Conservation Management Area, *(as shown on Regulatory Map No 1.1 of this Planning Scheme).*

3.2 Code for Development and Use of Intensive Animal Industries and Aquaculture

PURPOSE

The purpose of this code is to encourage the development of intensive animal industries and Aquaculture at suitable sites where impacts can be managed to acceptable levels such that environmental harm is avoided.

(1) Element: Site Suitability

PURPOSE

To provide for piggeries, poultry and ostrich/emu farms, feedlots, aquaculture, abattoirs, other animal product processing plants, catteries and kennels to be established on suitable sites having particular regard to site size and location, topography, environmental impacts, and impact on surrounding land use.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must be developed on a site which: **(a) has a suitable shape and area to provide for adequate setbacks of buildings, pens, ponds and waste disposal areas from:** **• site boundaries;** **• dwellings;** **• watercourses, wetlands, tidal lands, declared fish habitat areas, wells or bores;** **• significantly trafficked roads; and** **• incompatible use on adjoining land;** **(b) comprises undulating or flat terrain;** **(c) is sufficiently elevated to facilitate ventilation and drainage;** **(d) has adequate vehicle access;** **(e) is not subject to flooding;** **(f) is supplied with a reliable, good quality water supply, and a secure power supply;** **(g) will not alienate "good quality agricultural land" (as determined for the purposes of State Planning Policy 1/92) unless there is an over-riding community benefit in doing so; and** **(h) will not cause environmental harm to any urban, town, village, rural residential area or other existing sensitive use having regard to:** **• noise,** **• odour or other air emission,** **• water quality,** **• visual impact,** **• traffic generation,** **• lighting or radiation.**	**A1.1** The site the premises are developed on: • has land with slopes less than 10%; • is not on land subject to flooding by the 100 year ARI event; • is otherwise not low-lying; • is not determined under the State Planning Policy to be "good quality agricultural land"; • has sealed road access; • is provided with a reliable water supply and has a capacity to store a minimum of 2 days' supply; and • is not less than: – 5000 metres from any residential precinct; – 1000 metres from any rural residential precinct, and – 1000 metres from any community facility where people gather, such as schools. **A1.2** Pigs or poultry are kept on a part of a site that is not closer than 500 metres to any part of another site used as a piggery or poultry farm respectively. **A1.3** Premises are able to accommodate the minimum separation distances outlined in the "*Planning Guidelines: Separating Agricultural and Residential Land Uses*" (DNR/DLGP. 1997).

(2) Site Layout and Management

PURPOSE

To facilitate the development and management of sites to ensure an acceptable level of amenity for residents of the locality is able to be maintained.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Buildings, pens, and other structures and waste disposal areas must be sited, constructed and managed such that the maximum number of animals intended to be kept or processed on the land can be accommodated without having any significant adverse impacts on the amenity of the locality.	**A1.1** Buildings (other than for residential, administrative or amenity purposes), pens, ponds, other structures and waste disposal areas setback not less than the distances shown below:

Setback from	*Abattoir, Piggery or Feedlot*	*Poultry Farm or Processing Plant*	*Kennel or Cattery*	*Aqua-culture*
Road Frontage	200m	60m	50m	50m
Natural Waterway, Tidal Lands, Wetlands or a declared Fish Habitat Area	100m	60m	50m	100m
Side or rear Boundary	15m	15m	15m	15m
Any Dwelling on Surrounding land	500m	400m	200m	100m

AND

A1.2 Fencing is provided and maintained to prevent the escape of animals, where live animals are kept on the site.

AND

A1.3 For assessable development adjoining or incorporating major drainage lines or gullies provides for the retention and/or enhancement of their natural ecological and biological qualities.

(3) Environmental Performance

PURPOSE

To ensure development is in accordance with acceptable environmental standards and does not cause any environmental harm.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 On-site waste disposal must: **(a) ensure the off-site release of contaminants does not occur;** **(b) have no significant adverse impacts on the quality of any surface water or ground water resource; and** **(c) comply with any relevant Government or industry guidelines, codes and standards that apply to the specific use or on-site waste disposal.**	**A1.1** For solid waste disposal: (a) Stockpiling and composting is undertaken on a low permeability pad where the depth to watertable exceeds 2m; (b) Drainage flows into a wastewater treatment system; (c) Pile is turned regularly to ensure aerobic conditions; (d) Composting is for a period of up to 8 weeks and curing is for 4 weeks; (e) Moisture content is kept at 40-50 %. **AND** **A1.2** For effluent disposal: (a) Wastewater is treated in a system of ponds, or physically removed from the site and is not relased into waterway vegetation buffers prescribed in Element 2 (A1.1) above.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 continued	(b) Treated wastewater is used for irrigation only when pathogens and toxins have been removed; (c) Subsurface trenches are located 100m from any waterway. **AND** **A1.3** For Carcass Disposal no burning is undertaken and where: (a) Composting by aerobic decomposition is undertaken: • a balanced mix of Nitrogen (carcass) and Carbon source (sawdust, cereal straw etc.) is maintained; • the carcass is sufficiently covered with at least with 300mm bulking agent ie a Carbon source; • for a period of 6 months if the carcass is not turned; • for a period of 3 months if the carcass is turned. (b) Burial is undertaken: • there is a low water permeability base; • the depth to the water table exceeds 2 metres; • the carcass is covered to prevent odour emissions; • diversion banks are established to redirect surface waters; • mounding and pits do not contain waters; • 1 metre compacted soil is placed on top of the carcass. **AND** **A1.4** For disposal of animal manure, assessable development complies with the "Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland" (2000), the "Environmental Code of Practice for Queensland Piggeries" (2001), the "Queensland Dairy Farming Environmental Code of Practice" (2001) or subsequent equivalent industry guidelines. **AND** **A1.5** For assessable development all concentrated use areas (eg. pens, holding yards and stables) are provided with site drainage to ensure all run off is directed to suitable detention basins, filtration or other treatment areas.
P2 The emission of sound beyond the boundary of the site[1]: • **maintains the EPP (noise) Environmental values of the receiving acoustic environment; and** • **is such that desirable ambient noise levels for any nearby residential land are maintained.**	**A2** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.

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[1] *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 AIR QUALITY **Development and use must prevent or minimise any emissions of odour, dust and air pollutants such that:** • **nuisance is not caused beyond the site boundaries;** • **applicable State and national legislative requirements are satisfied; and** • **air quality conducive to the life, health and well-being of people is maintained.**	**A3** Development which achieves the air emission standards set out in the State's Environmental Protection (Air) Policy provisions, and under that policy are not "unreasonable", or the following (where best available and practical technology cannot achieve lower emission levels): (a) Air Quality Indicators and Goals *Air Quality Indicator* / *Air Quality Guide* — *Measure* / *Unit* / *Averaging Time* Carbon monoxide: 9 ppm 8 hours Lead: 1.5 µg/m³ 3 months Nitrogen dioxide: 0.16 ppm 1 hour Ozone: 0.1 ppm 1 hour; 0.08 ppm 4 hours Particles (as PM_{10}): 150 µg/m³ 24 hours; 50 µg/m³ 1 year Sulphur dioxide: 0.2 ppm 1 hour; 0.02 ppm 1 year Dust: 500 µg/m³ 20 minutes; 120 mg/m² 24 hours (b) Lead or Sulphur concentrations acceptable in liquid fuel used for stationary fuel burning equipment not exceeding the following values: • a concentration of lead or a lead compound of not more than 0.02% by weight; or • a concentration of sulphur or a sulphur compound of not more than 3% by weight. (c) Odour emissions which do not cause: • a nuisance (ie. in excess of 5 odour units) beyond the site boundaries in a Core Industry precinct, or • a noticeable smell (ie. in excess of 1 odour unit) beyond the site boundaries otherwise.
P4 WASTE MANAGEMENT **Development and use which provide for the collection, treatment and disposal of solid and liquid wastes such that:** (i) **off-site releases of contaminants do not occur;** (ii) **all wastes are collected and disposed of in accordance with relevant licence and approval conditions; and** (iii) **measures to minimise waste generation and to maximise recycling are identified and implemented.**	**A4** Waste management measures are based on the hierarchy of: (1) prevention/avoidance; (2) reduction; (3) recycling/reuse; (4) treatment; and then (5) disposal.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P5 WASTEWATER **Development and use must prevent or manage, any discharges of stormwater runoff or wastewater from the site to any watercourse or waterbody, roadside gutter or stormwater drainage system such that:** (i) no unacceptable levels of sediment or pollutants enter the waterway, (ii) the ecological and hydraulic processes of the waterway are not adversely affected, and (iii) relevant State and national standards and policies are met.	**A5.1** Development and use which achieves wastewater discharges with environmental values which do not exceed the water quality guideline levels of: (a) Australian Water Quality (AWQ) guidelines, or (b) documents published by a recognised agency or authority and acceptable to Council, or (c) site specific reporting acceptable to Council. **AND/OR** **A5.2** Waste water management for dairy milking sheds is in accordance with the "Queensland Dairy Farming Environmental Code of Practice" (2001), or subsequent equivalent industry standards accepted by Council.
P6 ENERGY EFFICIENCY **Development which uses the best available energy efficient technology in the operation of the use.**	**A6** For assessable development site specific measures apply.
P7 The provision of documentation to demonstrate to Council's satisfaction that environmental management requirements have been properly identified, and can be effectively implemented and monitored, where the development is in relation to either of the following and is not minor: (a) Environmentally assessable industry, or (b) any other use where Council considers such documentation is warranted by a high impact potential and the carrying out of the required management measures.	**A7** Assessable development for which an environmental impact study, management plan, and/or other suitable report or statement has been prepared which satisfies Council that adequate management, technical and financial resources are to be provided to effectively meet environmental management commitments; and then the provision of the required resources.

3.3 Code for Development and Use of Rural Service Industries

PURPOSE

This purpose of this code is to encourage the development and use of suitable rural service industries on rural, industrial or suitable commercial land having particular regard to the character and use of land in the locality and the nature of the proposed use, while ensuring that likely environmental impacts are managed to acceptable levels.

(1) Site Suitability

PURPOSE

To provide for rural service industries to be established on suitable land having particular regard to topography, accessibility, provision for utility services, surrounding land use and the desired character of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must be at a suitable location having particular regard to: • the nature and scale of the use; • the desired character of the precinct; • accessibility; • nature conservation values; • topography; • land adaptability; • provision of utility services; and • surrounding land use.	**A1.1** Premises are established in one of the following precincts: • Core Industry; • Business and Industry; • Sustainable Cane Lands; • Sustainable Horticultural Lands, • Sustainable Pastoral Lands; • General Rural Lands • Village Centre precinct; or • Local Centre precinct in a rural locality **AND** **A1.2** Premises are located so that material and product haulage routes that do not pass through residential or rural residential areas. **AND** **A1.3** Premises (not being used for cane tramway purposes) on land which is neither • good quality agricultural land; or • an environmentally sensitive area. **AND** **A1.4** Premises established on a site provided with a reliable water supply and electricity.
P2 Premises must be established on a site having: • sufficient area and dimensions to accommodate the buidling or buildings, associated parking area, service vehicle provisions, storage areas, landscaping, and on-site vehicle movement; • an adequate water supply; • vehicle access on appropriate standard roads; and • suitable provision for waste disposal.	**A2.1** The site is a regular shape having an area of at least 2000sqm and an average width of not less than 40 metres in a Core Industry precinct, an 1000sqm and 25 metres elsewhere. **AND** **A2.2** On-site vehicle access, parking and movement provisions comply with the relevant Acceptable Measures of Councils Parking *Code for Transport, Traffic and Parking*.

(2) Site Layout

PURPOSE

To provide for a coherent site layout that provides an efficient, safe and attractive working environment and protects the amenity of any adjoining or nearby residential development or other sensitive receiving environment.

Performance Critera P5, P6 and P7 apply to uses involving the handling, treating, processing or packing of products and/or workshops for servicing plant and equipment.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The site layout must take into account on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use.	**A1** For assessable development the premises are established in accordance with an approved site layout plan showing how the considerations referred to in the performance criteria have been taken into account.
P2 Premises including any non-residential buildings, structures, open use areas and landscaping must be sited to ensure that: • **the amenity of adjoining land in regard to noise, spill lighting and smell; and** • **the rural or village character of the locality,** **are maintained.**	**A2.1** Other than in Village Centres or industrial precincts, non-residential buildings, structures and open use areas are setback not less than: • 40 metres from the Bruce Highway, the Sunshine Motorway or any State controlled arterial road frontage of the site • 20 metres from any road frontage of the site, • 10 metres from all other site boundaries, and • 100 metres from any existing dwelling on surrounding sites. **AND** **A2.2** On-site landscaping is established an maintained so as to: (a) retain existing native vegetation; (b) effectively screen all non-residential buildings, structures and outdoor use areas from view from surrounding roads and dwellings; (c) have a minimum area of 10% of the total use area of the site; and (d) comply with the provisions of the Code for Landscaping Design.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 The site layout must contribute as much as possible to water conservation.	**A3** Landscaping is established and maintained to maximise summer shading and in accordance with the relevant provisions of Councils Code for Landscaping Design.
P4 Where the site is not being fully developed at one time, the layout must allow for later development to be carried out in an orderly and efficient manner.	**A4** The layout of any early stage of site development allows for the orderly and efficient development of the balance of the site.
P5 WASTE STORAGE **Premises must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are suitably located for use, servicing and to minimise impacts on the amenity of users, occupiers and neighbours of the premises.**	**A5.1** Each industrial site has a level area provided for the permanent storage of waste and recyclable items in standard waste containers. Each such waste storage area: (a) is easily accessed and convenient to use, and (b) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, and (c) is located within 40 metres of the service point and for steep properties is located adjacent to the service point, and (d) is not located adjacent to the living, eating, working or customer areas of neighbouring properties, and (e) is located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, and (f) is of sufficient area to fully contain the required number of waste containers, and (g) is a constructed hardstand area with screening. **AND** **A5.2** Where waste services other than kerbside wheelie bin services are to be used, service points for servicing of the waste containers are provided on the site such that: (a) the permanent waste storage areas are also the service points and are located to allow servicing of the bins directly , or (b) a hardstand area is constructed at each service point for the temporary storage of waste containers awaiting servicing and this area meets acceptable measures A1.1(d) and A1.1(f) and where servicing is more frequent than twice weekly A1.1(e). **AND** (c) Access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P5 continued	AND **A5.3** Where waste areas cater to more than 2 wheelie bins or any waste containers other than wheelie bins, a waste wash-down area is provided for the regular cleaning of waste containers if the waste includes putrescible or wet waste. This waste wash-down area meets the following criteria: (a) is incorporated into the waste storage area, or is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to customer, eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area, and (f) a hosecock is located in the vicinity of the wash-down area.
P6 WASTE SERVICING **Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact to surrounding land uses and users of the area.**	**A6.1** The kerbside is used as the service point, only for wheelie bin services and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are: (a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) Clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) Clear of footpaths and pedestrian access, and (d) not in front of shop entrances or residential premises, and (e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and (h) serviced at a maximum frequency of twice per week. AND **A6.2** Waste service points which are accessed by entering the property are located so that: (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES WASTE STORAGE
P6 continued	(c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and (e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property. **AND** **A6.3** Where the service point is accessed by a private access roadway or entry to the property, this roadway : (a) is constructed to allow unobstructed access to and from the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and (e) minimises the need for reversing (maximum 60m depending on the site), and (f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.
P7 WASTE MINIMISATION **Accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.**	**A7.1** Each waste storage area includes recycling provisions and: (a) has sufficient space to store all the recycling containers within the waste storage area, and (b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s). **AND** **A7.2** For any industrial activity which requires and environmental licence or is a notifiable activity under the Environmental Protect Act, recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with Planning Scheme Policy No. 10, and which demonstrates the proposals satisfaction of the performance criteria.

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(3) Environmental Performance

PURPOSE

To avoid causing environmental harm particularly having regard to any standards adopted by Council and to State and national legislative requirements.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 AIR QUALITY **Development and use prevents or minimises any emissions of odour, dust and air pollutants such that:** • **nuisance is not caused beyond the site boundaries;** • **applicable State and national legislative requirements are satisfied; and** • **air quality conducive to the life, health and well-being of people is maintained.**	**A1** Development which achieves the air emission standards set out in the State's Environmental Protection (Air) Policy provisions, and under that policy are not 'unreasonable', or the following (where best available and practical technology cannot achieve lower emission levels): (a) Air Quality Indicators and Goals

Air Quality	*Air Quality Guide*		
	Measure	*Unit*	*Averaging Time*
Carbon monoxide	8	ppm	8 hours
Lead	1.5	µg/m³	3 months
Nitrogen dioxide	0.16	ppm	1 hour
Ozone	0.1	ppm	1 hour
	0.08	ppm	4 hours
Particles (as PM_{10})	150	µg/m³	24 hours
	50	µg/m³	1 year
Sulphur dioxide	0.2	ppm	1 hour
	0.02	ppm	1 year
Dust	500	µg/m³	20 minutes
	120	mg/m²	24 hours

(b) Lead or Sulphur concentrations acceptable in liquid fuel used for stationary fuel burning equipment not exceeding the following values:
- a concentration of lead or a lead compound of not more than 0.02% by weight or
- a concentration of sulphur or a sulphur compound of not more than 3% by weight.

(c) Odour emissions which do not cause:
- a nuisance (ie. in excess of 5 odour units) beyond the site boundaries in a Core Industry precinct, or
- a noticeable smell (ie. in excess of 1 odour unit) beyond the site boundaries otherwise.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 NOISE **The emission of sound beyond the boundary of the site[3]:** • maintains the EPP (noise) Environmental values of the receiving acoustic environment; and • is such that desirable ambient noise levels for any nearby residential land are maintained.	**A2** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.
P3 WASTE MANAGEMENT **Development and use provides for the collection, treatment and disposal of solid and liquid wastes such that:** • any applicable State and national legislative and policy requirments are satisfied; • off-site releases of contaminants do not occur, • all wastes are collected and disposed of in accordance with relevant licence and approval conditions, and • measures to minimise waste generation and to maximise recycling are identified and implemented, having particular regard to the *Waste Management Strategy for Queensland*.	**A3** Site specific waste management measures are used which are based on the hierarchy of: (1) waste prevention/avoidance, (2) waste recycling/reuse, (3) waste to energy, (4) waste treatment, and then (5) waste disposal, in compliance with the principles and provision of the *Waste Management Strategy for Queensland*, and any State Environmental Protection (Waste) Policy.

[3] *'To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P4 WASTEWATER **Development and use must prevent or manage, any discharges of storm-water runoff or wastewater from the site to any watercourse or waterbody, roadside gutter or storm-water drainage system such that:** • no unacceptable levels of sediment or pollutants enter the waterway, • the ecological and hydraulic processes of the waterway are not adversely affected, and • relevant State and national standards and policies are met, where sustainable on-site disposal of wastewater is not feasible.	**A4.1** Development and use which achieves wastewater discharges criteria which do not exceed the water quality guideline levels of: (a) Australian Water Quality (AWQ) guidelines, or (b) Documents published by a recognised agency or authority and acceptable to Council, or (c) for assessable development, site specific reporting acceptable to Council. **AND/OR** **A4.2** Waste water management for dairy milking sheds is in accordance with "Queensland Dairy Farm Effluent Manual" (QDO 1993), or subsequent equivalent industry standards accepted by Council.
P5 LIGHT EMISSION **Development and use must avoid or manage any emissions of light beyond the site boundaries such that:** • nuisance is not caused beyond the site boundaries, • applicable Sate and national standards and requirements are met, and • unacceptable risks to the environment and to personal and public safety will not be caused.	**A5** Site specific measures apply, including the level of illuminance on any nearby residences not exceeding a value of 8 lux.
P6 The provision of documentation to demonstrate that environmental management requirements have been properly identified, and can be effectively implemented and monitored, where the development is in relation to either of the following and is not minor: (a) Environmentally assessable industry, or (b) any other use where Council considers such documentation is warranted by a high impact potential, **and the carrying out of the required management measures.**	**A6** Assessable development for which an environmental impact study, management plan, and/or other suitable report or statement has been prepared which satisfies Council that adequate management, technical and financial resources are to be provided to effectively meet environmental management commitments; and then the provision of the required resources.

3.4 Code for Establishing Forestry Activities

PURPOSE

The purpose of this code is to:

- encourage forestry on suitable land including unproductive, under-utilised or environmentally degraded private land;
- promote long term security of harvest for forests planted with the intent of harvest;
- allow for the selective harvest of existing native forests for timber production in ways which retain the ecological and land resource values of the forests and avoid harm to protected species;
- ensure all forestry operates in an ecologically sustainable manner, and in accordance with the National Principles of the National Forest Policy Statement and the State Codes of Practice; and
- Ensure that forestry does not adversely impact on neighbouring land uses.

NOTE

This code is supported by Section 8 of Volume 1 of this Planning Scheme which establishes a Register of Forestry Activities to assist in long term security of harvest for lawfully established forestry activities in the Shire.

(1) Element: Establishment of Plantation Forestry

PURPOSE

To provide for the establishment of Plantation forests so that significant environmental impacts can be avoided and activities managed to ensure any impacts remain within acceptable levels and impacts on adjacent premises are minimised.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The use must be established in a manner that: • Does not result in unacceptable impacts on environmentally sensitive areas, • Protects and manages soil values and minimises erosion; • Does not impact upon water quality, ecological values and land resources, • Uses species that are not disruptive to local ecosystems and protect the landscape character and scenery of the locality, • Minimises fire risk, and • Is in accordance with best environmental management practice.	**A1.1** Establishment of Plantation forestry does not require clearing of vegetation in an area: (a) within the Nature Conservation Management Area, (as shown on Regulatory Map No 1.1 of this Planning Scheme; (b) within 100 metres of a major waterway or 40 metres of a smaller creek or stream; or (c) that includes an Environmentally sensitive area (as defined by this Planning Scheme). **AND** **A1.2** A vegetated buffer is provided of the following width, as measured from the top of the defining bank (refer Figure 4-2.1.2(c) in the Code for Waterways and Wetlands): (a) 25m for a waterway shown as stream order 3 or above; or (b) 10m for a waterway shown as stream order 1 or 2 as shown on Figure 4-2.1.2(a) in the Code for Waterways and Wetlands **AND** **A1.3** A buffer of established natural vegetation is to be provided of the following widths: (a) A minimum 100m buffer between developments and Significant Coastal Wetlands or Declared Fish Habitat Areas shown on Figure 4-2.1.2(b) in the Code for Waterways and Wetlands; or (b) A minimum 50m buffer between developments and Local Wetlands shown on Figure 4-2.1.2(b) in the Code for Waterways and Wetlands. **AND** **A1.4** All existing native vegetation within the buffer established under A1.2, A1.3, A5.1 or A5.2 is retained and, is supplemented using locally indigenous plant species so that a locally representative community is provided. **AND** **A1.5** Planting for commercial harvest does not occur on slopes over 25°(2:1). **AND** **A1.6** Internal roads are constructed so as to: • minimise the number of watercourse crossings and the extent of interference with natural drainage systems; • have a maximum gradient on roads for extraction of 7° (8:1) and, on roads used for management purposes, of 14° (4:1); and • ensure spoil or sediment is not deposited in any waterway or within the waterway buffer.

	AND **A1.7** Planting and road construction does not increase the incidence of erosion and manages soil disturbance (ie. exposure of mineral soil and its loosening to a depth of 10 cm or more such that the risk of soil capture in surface run-off is increased) and road track drainage by the use of any or all of the following methods: • trash retention; • constructing contour banks; • cultivating on the contour and/or using strip or spot cultivation rather than broadacre cultivation; • facilitating drainage by having roads follow ridges and avoid steep slopes, and by intercepting and redirecting run-off away from exposed areas; • installation of erosion control and sediment collection structures prior to start of site disturbance and construction; • retaining natural vegetation in sensitive areas such as gullies, water way corridors and steep slopes; • stabilisation and rehabilitation of disturbed areas; and • scheduling earthworks to avoid wet seasons. **AND** **A1.8** Establishment of the plantation does not result in the loss of habitat of any rare or threatened species under the Nature Conservation Act and its regulations. **AND** **A1.9** Establishment of the plantation does not result in destruction or degradation of, or damage to, any public recreation resource or scenic, landscape or heritage site. **AND** **A1.10** Habitat trees (being those trees alive or dead that are greater than 80cm diameter and have hollows over 10cm diameter) are identified, retained and protected within buffers and discrete areas of remnant vegetation as part of the plantation layout. **AND** **A1.11** Species to be planted in new plantations are consistent with the Tree Note Series published by the Department of Primary Industries and for Tree Facts Notes published by the Department of Natural Resources. AND
	A1.12 Fire breaks are constructed between the plantation and adjacent premises and/or between the plantation and areas of existing native forest and constructed as if they were roads in accordance with the road construction, erosion and sediment control measures required in A1.3 and A1.4 above. **AND**

	A1.13 The boundary of any plantation compartment within the site is not closer than 50 metres to any neighbouring dwelling. **AND**
	A1.14 The area under cultivation for plantation forestry does not exceed 30 hectares.
P2 Establishment of an assessable plantation forestry activity must be consistent with the relevant provisions of the *Code of Practice - Plantations For Wood Production.*	**A2.1** For assessable development, establishment of plantations is in accordance with an approved Forestry Management Plan prepared by a suitably qualified person and which, at a minimum, addresses the matters outlined in the *Code of Practice - Plantations For Wood Production.*

(2) Element: Management and Harvesting of Plantation Forestry

PURPOSE

To provide for the management, harvesting and rehabilitation of Plantation forests so that significant environmental impacts can be avoided and activities managed to ensure any impacts remain within acceptable levels.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Management and harvesting of plantation forestry must be consistent with the state *Code of Practice - Plantations for Wood Production.*	**A1.1** For assessable development site specific measures apply.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 Management and harvesting of the plantation must ensure that initial on-site processing (stripping, milling and chipping): • is carried out in manner that avoids environmental harm; • only involves timber harvested on the same site, • is carried out as a temporary activity, on a suitable location on the site, and • is in accordance with best practices.	**A2.1** Initial on-site processing is to be limited to the delimbing, debarking, milling and chipping of harvested logs into sawn timber and other products by temporary machinery located on the site and the air drying of such products. It does not include kiln drying or additional value adding to the timber such as but not limited to preservative treatment, charcoal production and commercial product manufacture; **AND** **A2.2** Machinery for initial on-site processing is located on the premises not closer than 100 metres to any neighbouring dwelling and for use not lasting more than 2 weeks in any 6 month period and not outside the hours of 7am to 6pm on any day; **AND** **A2.3** No tree products from other sites are to be processed on the land.
P3 The land must be rehabilitated following harvest.	**A3** The site is rehabilitated following harvest to a condition consistent with its approved future use.
P4 Management and harvesting of the plantation must be carried out in accordance with best available and most current advice on plantation forest practices.	**A4** Management and harvesting of the plantation is carried out in accordance with advice provided by the relevant state agency.
P5 Native forest harvest must be established in a manner that: • retains the dominant existing landscape character; • protects significant ecological values; • demonstrates it can be carried out to be ecologically sustainable; • does not result in unacceptable impacts on neighbouring premises or environmentally sensitive areas (as defined by the Planning Scheme); • does not impact upon water quality, ecological values and land resources due to earthworks, fertiliser and chemical use; • uses species in any enrichment planting that are not disruptive to local ecosystems and protect the landscape character and scenery of the locality; • minimises fire risk; and • prevents conflicts with surrounding land uses.	**A5.1** For assessable development, an approved ecological assessment and report prepared by a suitably qualified person which includes: • an evaluation the site's vegetation and habitat significance in accordance with the procedures described in Council's relevant Planning Scheme Policies; • classification of the site's vegetation into the vegetation management units as shown on Figure No.4-2.1.1A and described in the Schedule to Code 2.1.1 of this Planning Scheme; • an assessment of the local and regional linkage and connectivity values of the site, including potential links in relation to any other remnant vegetation areas; • identification of constrained areas such as steep land and land adjacent to waterways which are likely to have particular management requirements; • an assessment of fire risk within the site and in relation to adjacent premises including areas of Native forest; • identification of any other environmentally sensitive areas which may potentially be impacted by the proposed use; • identification of any likely conflicts between the proposed Native forest harvest use and any adjacent or nearby premises or places; • identification of suitably benign species for enrichment planting if required as part of the Native forest harvest activity; and • determination of appropriate selective harvest rate cycles and management regimes relative to the various parts of the site, both for timber and any non-timber products, that will achieve sustainable yields over the life of the proposed use and retain

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P5 continued	existing significant landscape character, ecological values and land and water values. **AND** **A5.2** Assessable development is established in accordance with a Forestry Management Plan, based on the findings of the ecological assessment report referred to in A2.1, which demonstrates that the use can be established, and its ongoing use managed and harvested, consistent with the State Code of Practice for Native Forest Timber Production, and additionally: • demonstrates that the Native forest harvest will not result in clearing of any vegetation community classed as "Highly significant", "Significant", "Endangered" or "Of Concern" in the Schedule to Code 2.1.1 of this Planning Scheme; • real property description; • description of the neighbouring properties including their current use and tenure; • species of existing trees; • species proposed for any enrichment planting; • location of access tracks and roads; • treatment of any environmentally sensitive areas and measures for the protection of their values including the maintenance of linkages and connectivity values; • treatment of constrained areas such as land adjacent to watercourses and steep land; • proposed pest control measures; • proposed harvest cycle and regime consistent with the findings of the ecological assessment report; • nature of harvesting of tree products other than timber; and • rehabilitation/regeneration measures. **AND** **A5.3** In any event the harvest rate cycle identified in the assessment does not allow for removal of more than 50% of the canopy of a particular management unit at any one time and retains and protects habitat trees (being those trees alive or dead that are greater than 80cm diameter and have hollows over 10cm diameter) in accordance with the requirements of the Habitat Tree Schedule of the Code of Practice for Native Forest Timber Production, except where it conflicts with the vegetation protection and buffer requirements of Council's Code For Nature Conservation Management and Biodiversity Protection, Code For Waterways and Wetlands and/or Code For Water Resources Catchment Areas, in which case Council's Code provisions have precedence. **AND** **A5.4** Species to be planted for enrichment planting are of the same species found naturally within the existing forest.

(3) Element: Establishment of Native Forest Harvest

PURPOSE

To provide for the establishment of Native forest harvest on appropriate sites such that it can retain the dominant existing landscape character, protect significant ecological values, sustain land and water resources, and prevent conflict with surrounding land uses.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Establishment of Native forest harvest use must be substantially consistent with the State Code of Practice for Native Forest Timber Production.	**A1** For assessable development site specific measures apply.
P2 Native forest harvest must be established in a manner that: • retains the dominant existing landscape character; • protects significant ecological values; • demonstrates it can be carried out to be ecologically sustainable; • does not result in unacceptable impacts on neighbouring premises or environmentally sensitive areas (as defined by the Planning Scheme); • does not impact upon water quality, ecological values and land resources due to earthworks, fertiliser and chemical use; • uses species in any enrichment planting that are not disruptive to local ecosystems and protect the landscape character and scenery of the locality; • minimises fire risk; and • prevents conflicts with surrounding land uses.	**A2.1** For assessable development, an approved ecological assessment and report prepared by a suitably qualified person which includes: • an evaluation the site's vegetation and habitat significance in accordance with the procedures described in Council's relevant Planning Scheme Policies; • classification of the site's vegetation into the vegetation management units as shown on Figure No.4-2.1.1A and described in the Schedule to Code 2.1.1 of this Planning Scheme; • an assessment of the local and regional linkage and connectivity values of the site, including potential links in relation to any other remnant vegetation areas; • identification of constrained areas such as steep land and land adjacent to waterways which are likely to have particular management requirements; • an assessment of fire risk within the site and in relation to adjacent premises including areas of Native forest; • identification of any other environmentally sensitive areas which may potentially be impacted by the proposed use; • identification of any likely conflicts between the proposed Native forest harvest use and any adjacent or nearby premises or places; • determination of appropriate selective harvest rate cycles and management regimes relative to the various parts of the site, both for timber and any non-timber products, that will achieve sustainable yields over the life of the proposed use and retain existing significant landscape character, ecological values and land and water values; and • identification of suitably benign species for enrichment planting if required as part of the Native forest harvest activity. **AND** **A2.2** Assessable development is established in accordance with a Forestry Management Plan, based on the findings of the ecological assessment report referred to in A2.1, which demonstrates that the use can be established, and its ongoing use managed and harvested, consistent with the State Code of Practice for Native Forest Timber Production, and additionally: • demonstrates that the Native forest harvest will not result in clearing of any vegetation community classed as "Highly

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 continued	significant", "Significant", "Endangered" or "Of Concern" in the Schedule to Code 2.1.1 of this Planning Scheme; • real property description; • description of the neighbouring properties including their current use and tenure; • species of existing trees; • species proposed for any enrichment planting; • location of access tracks and roads; • treatment of any environmentally sensitive areas and measures for the protection of their values including the maintenance of linkages and connectivity values; • treatment of constrained areas such as land adjacent to watercourses and steep land; • proposed pest control measures; • proposed harvest cycle and regime consistent with the findings of the ecological assessment report; • nature of harvesting of tree products other than timber; and • rehabilitation/regeneration measures. **AND** **A2.3** In any event the harvest rate cycle identified in the assessment does not allow for removal of more than 50% of the canopy of a particular managment unit at any one time and retains and protects habitat trees (being those trees alive or dead that are greater than 80cm diameter and have hollows over 10cm diameter) in accordance with the requirements of the Habitat Tree Schedule of the Code of Practice for Native Forest Timber Production, except where it conflicts with the vegetation protection and buffer requirements of Council's Code For Nature Conservation Management and Biodiversity Protection, Code For Waterways and Wetlands and/or Code For Water Resources Catchment Areas, in which case Council's Code provisions have precedence. **AND** **A2.4** Species to be planted for enrichment planting are of the same species found naturally within the existing forest.

(4) Element: Management and Harvest of Native Forest

PURPOSE

To provide for the management and harvest of native forest such that it retains the dominant existing landscape character, protects significant ecological values, sustains land and water resources, and prevents conflict with surrounding land uses.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Management and harvesting of the use must ensure that: • a sustainable balance between timber productivity and maintenance of existing environmental values is achieved; • the values of environmentally sensitive areas (as defined by the Planning Scheme) are retained; • there are no unacceptable impacts on neighbouring premises or environmentally sensitive areas (as defined by the Planning Scheme); • chemical and fertiliser use does not have unacceptable levels of impact on water quality, ecological values and land resources; • fire risks, noxious weeds, vermin and pests can be managed with acceptable levels of environmental impact; • tree products, including products other than timber/ non wood products are managed and harvested in an ecologically sustainable way; • forestry operations are carried out in a best practice manner to minimise adverse environmental impacts, particularly on run-off water quality, and to ensure sustainability of the forest community; • constrained areas on the site are managed in an ecologically sustainable way and retain ongoing environmental values over the land; • constrained areas of the site, being steep land and land adjacent to watercourses, are harvested in a best practice manner to minimise adverse environmental impacts and retain ongoing environmental values over the land;	**A1.1** Management and harvesting is consistent with the Forestry Management Plan required in Element 3 of this code. **AND** **A1.2** Initial on-site processing is to be limited to the delimbing, debarking, milling and chipping of harvested logs into sawn timber and other products by temporary machinery located on the site and the air drying of such products. It does not include kiln drying or additional value adding to the timber such as but not limited topreservative treatment, charcoal production and commercial product manufacture; **AND** **A1.3** Machinery for initial on-site processing is located on the land not closer than 100 metres to any neighbouring dwelling, for use not lasting more than 2 weeks in any 6 month period and not outside the hours of 7am to 6pm on any day; **AND** **A1.4** No tree products from other sites are to be processed on the land; **AND** **A1.5** The site is to be stabilised and the Native forest is to be regenerated following harvest.

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Continued • operations are carried out in a best practice manner to minimise adverse environmental impacts, particularly on run-off water quality, and to ensure sustainability of the forest community; • initial on-site processing (stripping, milling and chipping) is carried out in manner that minimises environmental harm and nuisance and only in respect of the timber harvested on the same site, as a temporary activity, on a suitable location on the site, and in accordance with best practices; and • the site is to be rehabilitated to a stable state and the native forest regenerated following harvest.	

4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

4.1 Code for the Development of Detached Houses and Display Homes[1]

PURPOSE[2] [3]

The purpose of this code is to facilitate and encourage the development of a range of Detached house and Display home types and densities at suitable locations across the Shire, in ways that integrate new premises with:

- the natural landscape;
- the character and amenity of surrounding premises,
- movement networks; and
- utility and community infrastructure,

and which ensures such development does not adversly impact on environmentally sensitive areas within the Shire.

[1] *This code regulates material changes of use and building work for the purpose of a Detached house or Display home, as provided for in the development assessment tables in Volume1 of this planning scheme. It contains provisions that relate not only to the main residential building, but also to associated outbuildings, other structures and operational works associated with a Detached house or Display home.*

[2] *In addition to approvals under this planning scheme, approvals under State legislation may be required for detached houses. For example, additional approvals are required under State legislation if developing:*

- *in a coastal "control district" declared under the provisions of the Coastal Protection and Management Act, or*
- *a Coastal Management Control District declared under the provisions of the Beach Protection Act 1968, or*
- *Heritage buildings under the Queensland Heritage Act.*
- *Associated plumbing which requires an approval under the Plumbing and Drainage Act 2002, the On-site Sewerage Code and Australian/New Zealand Standard 1547: 2000 (on-site domestic wastewater management).*

In such instances advice should be sought from the relevant State Government department.

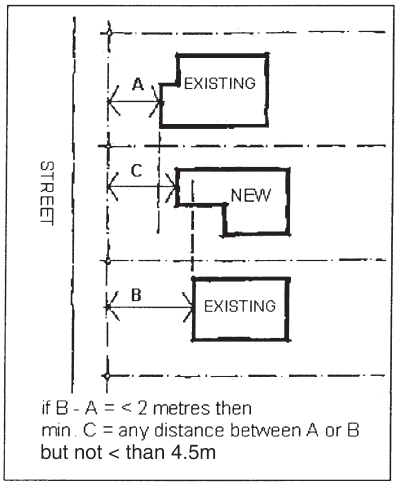
[3] *In addition to approvals under this Planning Scheme, approvals under the Queensland Water Act 2000 may be required for detached houses and display homes requiring connection to or construction over or near (including excavation and filling) and existing Council utility.*

(1) Element: Height and Siting of Buildings and Structures

PURPOSE

(1) That the height, siting and design of Detached houses and Display homes achieves an acceptable level of privacy, daylight, casual surveillance and amenity for residents of the premises and of adjoining premises, while protecting the integrity of existing and required utilities.

(2) That the height, siting and design of Detached houses and Display homes in Rural Residential and Rural Precincts achieves an acceptable level of amenity for residents and maintains a visual character where buildings are set within and subservient to an open or forested landscape.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Buildings and structures maintain the amenity of adjacent land and dwellings having regard to: **(a) overshadowing;** **(b) privacy and overlooking;** **(c) views and vistas;** **(d) building character and appearance; and** **(e) building massing and scale as seen from neighbouring premises.**	**A1.1** Buildings and structures are not higher than 2 storeys. **A1.2** Other than in the Blackall Range Planning Area[4], buildings and structures are not higher than: (a) 10.0 metres on land with a slope of 15% or more, as identified in the Steep and Unstable Land Special Management Area (Regulatory Map 1.3); or (b) 8.5 metres otherwise.
P2 Buildings and structures are sited to contribute positively to the streetscape, maximise community safety, and maintain the amenity of adjacent land and dwellings by having regard to the following: **(a) views and vistas;** **(b) building character and appearance;** **(c) casual surveillance; and** **(d) an adequate area suitable for landscaping being provided for at the front of a lot.**	**Building setbacks (not including garages and carports) on all lots other than corner lots:** **A2.1** In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community precincts the minimum street setback for Detached houses or Display homes is: (a) 6 metres, **or** (b) where the difference between the setbacks of the adjacent buildings (excluding carports) is: (i) not more than 2 metres - a distance between the two buildings (but not less than 4.5 metres from the front boundary) *refer Figure 4-4.1(a)*, **or**  **Figure 4-4.1(a)**

Continued over page.

[4] *Height limits in the Blackall Range Planning Area are set out in Element 15 of this code.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 Continued	(ii) more than 2 metres - the average of the adjacent buildings setback (but not less than 4.5 metres from the front boundary) *refer Figure 4-4.1(b)*; **or**

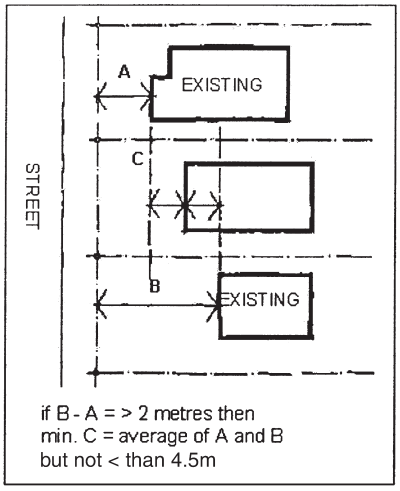


Figure 4-4.1(b)

(c) a setback approved as part of a previous development approval for the site; or

(d) 4.5 metres for ground level storeys or 6 metres for any level above ground storey level, where:

(i) the Detached house or Display home has a minimum eaves width of 600mm on the street elevation, and

(ii) the Detached house or Display home has:

- a minimum of one habitable room window or transparent door with a direct outlook to the street; or

(e) if an extension within, under or structurally part of an existing Detached house or Display home, the setback of the existing Detached house or Display home on the site.

OR

Setbacks (not including garages and carports) on corner lots:

A2.2 In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community Precincts, the minimum street setback for buildings on corner lots is:

(a) as for A2.1(a), (c) or (d); or

(b) where the lot has an average depth of 24 metres or less[5]:

(i) for the nominated road frontage - as for Table for A2.2(b), and

(ii) for the other road frontage - as for A2.1(a), (c) or (d), provided

(iii) No building or structure over 2 metres high is built within a 9 metre by 9 metre truncation at the corner of the 2 road frontages; or,

(c) if an extension within, under or structurally part of an existing Detached house or Display home, the setback of the existing Detached house or Display home on the site.

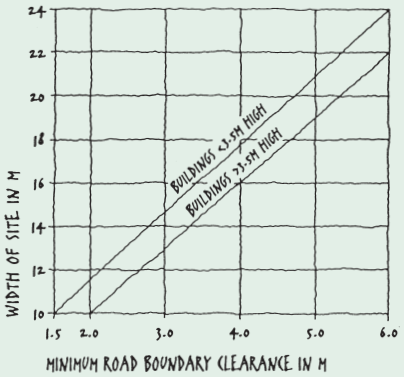


Table A2.2(b)

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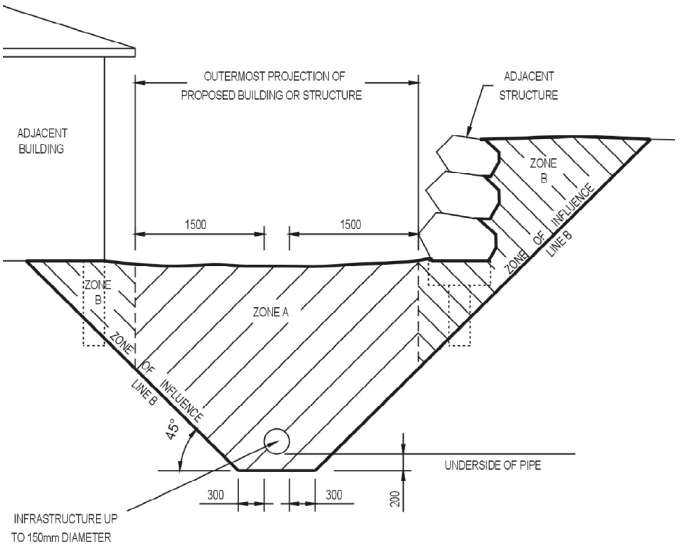
[5] *Under the Standard Building Regulation where average depth of a lot is 24 metres or less, a local government must nominate the road frontage allowing a reduced road boundary setback.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 Continued	OR **Garage setbacks:** **A2.3** In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community Precincts: (a) the minimum street setback for garages (including corner lots) is 6 metres; and (b) garages doors facing the street (ie:- within 0 to 45 degrees of parallel to the street) have a maximum aggregate width of: • 6m, or • 50% of the allotment frontage width, (which ever is the lesser). OR **Carport setbacks:** **A2.4** In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community precincts the minimum street setback for carports (including corner lots) is 4.5 metres.
P3 Buildings are sited to maintain the amenity of adjacent land and dwellings having regard to: **(a) overshadowing;** **(b) privacy and overlooking;** **(c) views and vistas;** **(d) building character and appearance;** **(e) building massing and scale as seen from neighbouring premises;** **(f) the typically open or forested rural landscape in which buildings are a minor element;** **(g) maintaining an open visual landscape dominated by natural elements; rather than built structures; and** **(h) buffering from unsealed roads, heavily trafficked roads and existing or likely future heavy vehicle haul routes in order to avoid or minimise noise and dust nuisance.**	**A3.1** In Sustainable Rural Residential Precincts the minimum street setback for buildings (including garages and carports) is: (a) 10.0 metres (including corner lots); or (b) if an extension not exceeding 50m² and within, under or structurally part of an existing Detached house or Display home, the setback of the existing Detached house or Display home on the site. **A3.2** Other than on land identified as having a slope of 15% or more on Regulatory Map 1.3 (Steep and Unstable Land Special Management Area)[6] the minimum side and rear setback for buildings (including garages and carports) in Sustainable Rural Residential Precincts is: (a) 1.5 metres for that part of the building that is 4.5 metres in height or less; or (b) 2.0 metres for that part of the building that is higher than 4.5 metres but not more than 7.5 metres; or (c) 2.5 metres for that part of the building that is higher than 7.5 metres, plus 0.5 metres for every 3.0 metres or part exceeding 10.5 metres. **A3.3** In Rural Precincts the minimum street setback for buildings (including garages and carports and including corner lots) is: (a) 20.0 metres (where not fronting a State Controlled Road); or (b) 40.0 metres (where fronting a State Controlled Road); or (c) if an extension not exceeding 50m² and within, under or structurally part of an existing Detached house or Display home, the setback of the existing Detached house or Display home on the site.

Continued over page.

[6] *Set back requirements for steep land are set out in Element 8 of this code.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 Continued	**A3.4** In Rural Precincts the minimum side and rear boundary setback (including garages and carports) is: (a) On sites less than or equal to 2.0 hectares - 3.0 metres for all buildings; and (b) On sites greater than 2.0 hectares - 20.0 metres for residential buildings (i.e. buildings containing habitable rooms) and 10.0 metres for all other buildings. **A3.5** If over a height of 6 metres, minor encroachments (being roof overhangs, roof eaves and sunshades only) extend outside of the building envelope (established in A3.1-A3.4) to a maximum projection of 900mm, providing the encroachment is no closer to the boundary than 2 metres.
P4 Buildings are sited to maintain amenity for residents in areas of new development due to the operation of cane trains.	**A4.1** For buildings containing habitable rooms the minimum setback from a cane train line is 40 metres and 100 metres from level crossings and sidings.
P5 Buildings and structures are sited to ensure that utility services are protected from physical damage and ongoing necessary access for relevant authority is maintained.	**A5.1** Buildings and structures are erected to provide at least 1.5m[7] horizontal clearance from the outermost projection of the structure to the nearest edge of any existing or proposed infrastructure *(Refer Figure 1)*.  **Figure 1**

[7] *Any setback less than this will also require an approval from Maroochy Water Services under the Queensland Water Act 2000. Refer also Planning Scheme Policy No. 5 - Operational Works.*

(2) Element: Excavation and Filling (whether building works or operational works)[8]

PURPOSE

To provide for filling and excavation in a manner that does not impact adversely on the site the surrounding area, and the functioning and maintainence of existing or proposed utilities.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Excavation and filling must be carried out in a way that: **(a) does not cause environmental harm;** **(b) does not impact adversely on visual amenity or privacy;** **(c) is of a nature and scale such that natural landforms and drainage lines are maintained as much as possible; and** **(d) Protects utility services from physical damage and allows ongoing necessary access by relevant authority.**	**A1.1** Other than on land identified as having a slope of 15% or more on Regulatory Map 1.3 (2 of 2) (Steep Land)[9], the extent of excavation (cut) and fill does not involve a total change of more than 1.0 metre relative to the ground level at any point. **A1.2** No part of any cut and/or fill batter is within 1.5 metres of any property boundary except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any vegetation. **A1.3** Retaining walls are: (a) no greater than 1.0 metres high; (b) constructed a minimum 150 mm from lot boundaries; and (c) located wholly within the lot. **A1.4** All stored material is: (a) contained wholly within the site; and (b) located in a single manageable area that does not exceed 50m^2; and (c) located at least 10 metres from any property boundary. **A1.5** Cut and/or fill batters do not extend over lot boundaries. **A1.6** No contaminated material is used as fill. **A1.7** For excavation, no contaminated material is excavated or contaminant disturbed. **A1.8** Waste materials are not used as fill, including but not limited to: (a) commercial waste; (b) construction/demolition waste; (c) domestic waste; (d) garden/vegetation waste; (e) industrial waste **A1.9** The filling or excavation does not occur within 1.5 metres[10] of any utility services.

Continued over page.

[8] *The performance criteria/acceptable measures in this element are in addition to the earthworks provisions of the BCA.*

[9] *Requirements for development on steep land are set out in Element 8 of this code.*

[10] *Any setback less than this will also require an approval from Maroochy Water Services under the Queensland Water Act 2000. Refer also Planning Scheme Policy No.5 – Operational Works.*

(3) Element: Dwelling Density

PURPOSE

To provide housing at a density consistent with the desired residential character and environmental values of the locality and to protect acceptable levels of privacy, daylight and amenity for residents of the premises and of adjoining premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The density of Detached houses or Display homes is consistent with the Planning Area and Precinct intent in which the site is located.	**A1.1** Not more than one Detached house or Display home is erected on a lot.

(4) Element: Small Lot Housing (on lots less than 600m^2)

PURPOSE

To provide for an increased choice of housing through high quality integrated smaller lot residential development which protect acceptable levels of privacy, daylight and amenity for residents of the premises and of adjoining premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Detached houses or display homes on lots less than 600m^2: (a) are provided with clearly defined private open space of useable proportions to suit the recreation and outdoor needs of residents, as well as providing space for service functions, such a drying clothes, etc; (b) preserve or enhance the amenity of adjoining residential land; (c) minimise direct overlooking between buildings by building layout, location and design of windows and balconies or screening devices; and (d) minimise the impact of acoustic disturbance to adjoining neighbours (e) Boundary walls are limited in height and length to minimise the impact on neighbours.	**A1.1** Maximum Site cover is 50%. **A1.2** Private open space is provided with a minimum area of 100m2 or 30% of the site area, whichever is the greater, no part of which has a minimum dimension of less than 3 metres. The total private open space may include decks, balconies, verandahs and covered ground level recreation. **A1.3** Decks, balconies, verandahs, or covered ground level recreation areas such as patios comprise at least 15% of the total building footprint. **A1.4** Where a Detached house or Display home is within 2 metres of an existing adjacent dwelling at Ground storey level, or within 9 metres at any level above Ground storey level, the windows of all Habitable rooms: (a) are not located directly adjacent to the windows or glazed openings of Habitable rooms in the adjacent house such that direct overlooking is possible; or (b) have sill heights of 1.7 metres above floor level; or (c) have fixed obscure glazing in any part of the window or glazed opening below 1.7 metres above floor level; or (d) are provided with fixed external screens constructed to present an opaque surface to the interior of the of the subject window to a minimum of 1.7 metres above floor level, but constructed to permit the transmission of daylight to the subject window; or (e) ground storey level window or glazed openings are screened by opaque fencing to a height of 1.8 metres above finished ground level. **A1.5** Screening from floor level to a height of 1.7 metres above floor level is provided to balconies, terraces, decks or roof decks where a direct view is available into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling. **A1.6** All screening devices: (a) are offset a minimum of 0.3 metres from the face of any window; (b) are permanently fixed and durable; (c) may be hinged or otherwise attached to facilitate emergency egress only; and (d) consist of (i) solid translucent panels; or (ii) perforated or slatted panels or fixed louvres that have a maximum of 25% openings with a maximum opening dimension of 50mm. **A1.7** Mechanical service equipment associated with air conditioning, swimming pools, spa pools and the like are located no closer to

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	the adjoining boundary than the minimum set back of the subject Detached house or Display home and are not located adjacent to private open spaces and windows and doorways of habitable rooms on adjacent properties.
	A1.8 Walls are deemed to be built to boundary if the external wall is located within 250mm from that boundary. **A1.9.** Walls built to boundaries have: (a) An average height of 3.0m or less; (b) A maximum height of 3.5m unless they: • abut a higher existing or simultaneously constructed wall; • are in accordance with an approved building envelope plan; • abut a side or rear lane (in which case the maximum height is 5.5m). (c) Where there are no existing boundary walls, the maximum total length of built to boundary walls is 15 metres with no single section being longer than 9 metres.

(5) Element: Annexed Units[1]

PURPOSE

To ensure annexed units are consistent with the character of the locality, and do not detract from the amenity of the neighbourhood.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Annexed units remain ancillary to detached houses or display homes, provide an acceptable level of amenity for their occupants, the occupants of the house on the same site and the occupants of adjoining houses.	**A1.1** Annexed units are sited on lots equal to or above the areas of allotments outlined below: (a) Hillslope Residential Precincts – 1200m^2; or (b) Neighbourhood Residential Precincts – 800m^2; or (c) Mixed Housing Precincts – 700m^2; or (d) All other precincts – 600m^2. **A1.2** The annexed unit does not have separate title to that of the Detached house or Display home.
P2 An annexed unit is small scale and ancillary to the Detached house or Display home.	**A2.1** Annexed units contain not more than: (a) One bedroom; and (b) A total gross floor area of 45m^2. **A2.2** Total Site cover for the Detached house or Display home and annexed unit does not exceed 50%.
P3 The location of the annexed unit is consistent with the existing or preferred character of the Detached house or Display home.	**A3.1** The annexed unit is located within, under or attached to the Detached house or Display home5.

1 The definitions contained in Volume 1 of this planning scheme provide that an annexed unit must be 45m2 or less. Any secondary dwelling unit of a greater size may either constitute a dual occupancy (if attached) or a second house on a lot (if not attached) (refer section 3.3(1) of Volume 1).

(6) Element: Protection and Management of Waterways, Wetlands and Fish Habitat Areas

PURPOSE

To provide for the protection and enhancement of the ecological values and processes, environmental values (as defined in Volume 1 or declared under an environment protection policy or regulation pursuant to the *Environmental Protection Act 1994*) and functions of waterways, wetlands and fish habitat areas, by protecting and managing water quality, hydrological regimes, stream integrity and biodiversity.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 A buffer is maintained to protect and enhance the environmental values, ecosystem services and visual amenity of waterways, wetlands and fish habitat areas, having regard to: • fauna habitats; • adjacent land use impacts; • stream integrity; • sustainable aquatic and wetland ecosystems; • recreational amenity; and • the amenity of adjoining residential land.	**A1.1** (a) A vegetated buffer is provided of the following width, as measured from the top of the defining bank (refer Figure 4-2.1.2(c) in the Code for Waterways and Wetlands): (i) 25m for a waterway shown as stream order 3 or above; or (ii) 10m for a waterway shown as stream order 1 or 2; as shown on Figure 4-2.1.2(a) in the Code for Waterways and Wetlands. **OR** (b) For waterways where a revetment wall exists, all buildings and structures higher than 1.0m are set back 4.5m from the property boundary adjoining the waterway. **A1.2** (a) A minimum vegetated buffer width of 25m is provided around the perimeter of any wetland shown on Figure 4-2.1.2(b) in the Code for Waterways and Wetlands. **OR** (b) For lots less than 2000m^2 all buildings and structures higher than 1.0m are set back 4.5m from the property boundary adjoining the wetland. **A1.3** All existing native vegetation within the buffer established under A1.1(a) or A1.2(a) is retained and, is supplemented using locally indigenous plant species so that a locally representative community is provided.

(7) Element: Special Requirements in relation to Acid Sulfate Soils Areas

PURPOSE

To minimise the risks to buildings and the natural environment that may result from inadequate identification and management of acid sulfate soils.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development (including associated infrastructure and any ancillary buildings) must be sited and constructed: **(a) to avoid the exposure or creation of acid sulfate soils;** **(b) to minimise impacts of acid sulfate soils on the structural integrity of the Detached house or Display home; and** **(c) to minimise impacts of acid sulfate soils on Environmentally sensitive areas on or adjacent to the premises.**	**A1.1** Development on a site below the 20 metre AHD contour identified on Regulatory Map 1.4 does not involve any excavation or filling below 5mAHD that encounters the water table (i.e. requires dewatering). **A1.2** Development on a site at or below the 5mAHD contour identified on Regulatory Map 1.4 does not involve any filling of land with 500m^3 or more of material at an average depth of 0.5 metres or greater. **A1.3** Where development is on a site below the 20 metre AHD contour identified on Regulatory Map 1.4), any underground infrastructure at or below 5m AHD (eg footings, plumbing and drainage) is constructed using materials which are resistant to the by-products of acid sulfate soils (e.g. PVC or plastic coated drainage pipes, or acid resistant concrete).

(8) Element: Special Requirements in relation to Steep or Unstable Land

PURPOSE

To ensure that building design and site layout on steep or unstable land

- is visually integrated into the character of the area and minimises adverse environmental impacts, without compromising amenity of the site and surrounding area,
- is designed and sited to minimise adverse environmental impacts, and
- maintains the safety of people and property from the risk of landslide.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development is designed, sited and erected to respect and be visually integrated into the streetscape and the natural surroundings by ensuring: **(a) an external appearance of natural hues and tones;** **(b) minimisation of reflective surfaces;** **(c) adequate screening of the underneath of buildings;** **(d) maintenance, where possible, of natural landforms, drainage lines and vegetation;** **(e) building and structures are not visually intrusive, particularly from ridge lines, public open spaces, major tourist roads and other critical vantage points, outside of the site.**	**A1.1** On land identified as having a slope of 15% or more on Regulatory Map 1.3 (2 of 2) (Steep Land) or as determined by a slope analysis prepared by a surveyor, buildings (including carparking structures): (a) have a maximum undercroft height at the perimeter of the building of 3 metres above Ground level; or (b) incorporate undercroft skirting or screening (eg. timber battens) to the full height of any undercroft area higher than 3 metres above Ground level at the perimeter of the building. **A1.2** On land identified as having a slope of 15% or more on Regulatory Map 1.3 (2 of 2) (Steep Land), the extent of cut and/or fill associated with a Detached house or Display home is: (a) no greater than 50% of the site area, and (b) no greater than an area of 500m^2, and (c) no greater than 50m^3 (other than the placement of topsoil); and (d) does not involve a total change of more than 1.5m relative to the Ground level at any point.
P2 Buildings and other structures are designed and sited to minimise adverse impacts on amenity of neighbouring sites having regard to: **(a) natural light and ventilation,** **(b) views and outlook, and** **(c) privacy.**	**A2.1** Buildings on land identified as having a slope of 15% or more on Regulatory Map 1.3 (2 of 2) (Steep Land), or as determined by a slope analysis prepared by a surveyor, are setback: (a) 1.5 metres from the side or rear boundary of the site for a height of 4.5 metres; and (b) then setback an additional 0.5 metres up to a height of 6.0 metres; and (c) then with planes projected at 45 degrees from a height of 6.0 metres at a point 2.0 metres in from the side or rear boundary of the site (see Figure 4-4.1(g)). **A2.2** If over a height of 6 metres, minor encroachments (being roof overhangs, roof eaves and sunshades only) extend outside of the building envelope (established in A2.1) to a maximum projection of 900mm, providing the encroachment is no closer to the boundary than 2 metres.

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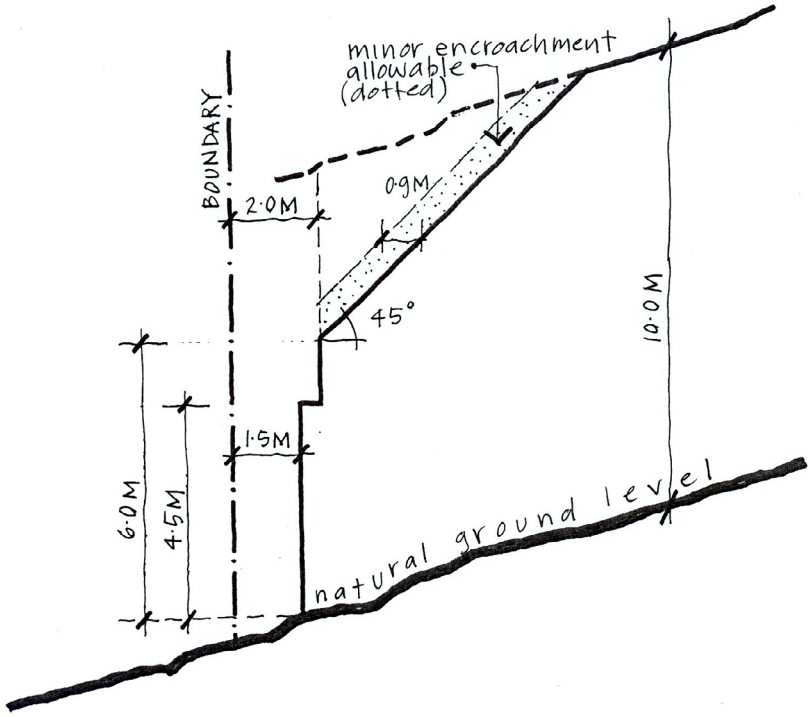
P3 Development does not increase the risk of harm to people or property as a result of landslide.	**A3.1** Where on a site identified on Regulatory Map 1.3 (1 of 2) Landslip Hazard or (2 of 2) Steep Land, as having: (a) a moderate, high or very high landslip hazard, or (b) a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or (c) a low or very low landslip hazard in other areas and having a slope of 20% or more; (i) the Detached house does not: (1) involve new building work which exceeds 20m^2 gross floor area that involves additional footings or structural slab; or (2) involve vegetation clearing[1]; or (3) alter ground levels to an extent that involves the excavation or filling of more than 50m^3 of material (other than the placement of topsoil not exceeding 100mm in depth); or (4) create cuttings or fillings with a vertical depth greater than 1.5 metres relative to ground level; or (5) re-direct or impede water flows in existing water courses, ground water or surface stormwater drains (whether natural or man-made); or (6) require the construction of new stormwater drainage to service new impermeable surface areas (including roofed areas) exceeding 50m^2; or (7) involve the construction of an on-site sewerage facility. **OR** (ii) An appropriately qualified professional[2] carries out sufficient investigation work and certifies that the stability of the site will be maintained during the course of, and following the development, and that the site is not subject to risk of landslide activity originating from other land. This is in accordance with Planning Scheme Policy No. 4 – Preparation of Geotechnical Reports.

[1] *Vegetation clearing for the purposes of this code and the relevant special management area is defined in Volume 1 of this Planning Scheme.*

[2] *An appropriately qualified professional is defined in Section 1.4 of Planning Scheme Policy No. 4 – Preparation of Geotechnical Reports.*

FIGURE 4-4.1(g) - Side and Rear Boundary Building Setback



(9) Element: Flooding

PURPOSE

To ensure acceptable levels of flood immunity for people and buildings.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Floor levels of Detached houses and Display homes are provided at a height above flood levels at which the safety of people on the site is maintained and potential damage to property on the site is minimised.	**A1.1** In any Flood Prone or Drainage Constraint Area as shown on Regulatory Map No 1.5, the floor levels of all buildings[15] are: (a) the greater of: (i) 2.5m AHD (to provide protection from storm surge events); or (ii) 400mm above the 100 year ARI flood level; or (iii) 600mm above the highest recorded flood level; **OR** (b) where an extension to an existing building, not less than the floor level of existing Habitable rooms. **A1.2** Net filling in any Flood Prone or Drainage Constraint Area as shown on Regulatory Map No 1.5 does not exceed 50m^3.

(10) Element: Removal Houses

PURPOSE

The purpose of this element is to ensure that removal houses are appropriate to, and consistent with, the character and amenity of the street and locality to which they are removed.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The removal house must be re-erected and finished to an acceptably high standard.	**A1** The removal house is re-erected and finished to at least a standard that matches the standards of maintenance and appearance of surrounding houses in the street(s), estate or locality.
P2 The removal house must be sited and re-erected in such a way that the house is integrated with the existing streetscape, or contributes to the desired future streetscape, taking into account: **(a) the siting of other houses in the street;** **(b) the topography of the locality; and** **(c) the type, amenity and visual character of the street and locality.**	**A2** Appropriate site-specific measures are used to integrate the removal house with its streetscape setting having regard to: (a) road and other site boundary setbacks; (b) building orientation; (c) landform and slope; (d) layout of the main building, any outbuildings, fences, walls and other structures; (e) access arrangements; and (f) landscaping.

Continued over page.

[15] *For the purposes of A1.1 of Element 9, the term "building" does not include Class 10b structures as defined by the Building Code of Australia.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 Removal houses must: (a) be of a similar or lesser height to the predominant height of houses on surrounding sites; and (b) be of a similar or compatible architectural style and/ or building form to the predominant style and/or form of surrounding houses; and (c) use materials, colours, building elements (eg. Verandahs, enclosed undercroft areas, awnings, hoods, windows, fences, etc) and decorative elements and detailing that are similar to, or compatible with, those predominantly used on surrounding houses, while also being appropriate to the removal house building. **or otherwise the building must be visually screened so that it is not visually discordant when viewed against surrounding housing.**	**A3.1** The removal house is of the same or similar age to the predominant age of surrounding houses (e.g. see Figure 4-4.1(h)). **A3.2** The removal house uses materials and colours for its external walls, and has elements and detailing (e.g. verandahs, enclosed undercroft areas, awnings, hoods, windows, fences, etc) that are similar to the materials, colours, elements, and detailing used in surrounding houses in the street(s), estate or locality, while still being appropriate to the removal house building (e.g. see Figure 4-4.1(i)).

(11) Element: Private Tennis Courts

PURPOSE

To prevent lighting and noise associated with private tennis courts from causing nuisance to surrounding areas.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development and use must not cause unreasonable disturbance to any person, activity or fauna because of light emissions.	**A1.1** The vertical illumination resulting from direct, reflected or other incidental light emanating from the site must not exceed AS4282 - 1997 'Control of the Obtrusive effects of outdoor lighting', specifically Table 2.1 (Curfewed hours).
P2 Development and use must not generate environmental (noise) nuisance to any nearby existing or future residential uses.	**A2.1** Tennis courts are located at least 60 metres from the façade of an existing or approved residential dwelling on an adjacent or nearby lot (as measured from the centre line of the court).

(12) Element: Vehicle Parking and Access

To provide for sufficient, safe and convenient access to the Detached house or Display home and provide adequate on-site parking.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Access to the Detached house or Display home is designed and constructed: (a) to accommodate public utility services and drainage systems and creates a safe and attractive environment for pedestrians; (b) so that driveways are safe for drivers and pedestrians; and (c) so that driveway cross-overs are appropriately sealed so they do not cause a noise or dust nuisance to surrounding residents.	**A1.1.1** Where in a Residential, Master Planned Community or Rural Precinct, and where kerb and channel exists at the frontage of the site, and where the site is located on a local street, access complies with Figure R-0050 for residential cross-overs. **OR** **A1.1.2** Where in a Rural Precinct, and where kerb and channel does not exists at the frontage of the site, and where the site is located on a local street, access complies with Figure R-0056 for Rural crossovers. **OR** **A1.1.3** Access is in accordance with AS2890. **A1.2** The centre line of the cross-over (i.e. the portion of the driveway which is located on the road reserve) is perpendicular to the pavement edge. **A1.3** Driveways are not constructed over easements in favour of Council except where permitted as part of an approved Plan of Development for the site. **A1.4** Where a site has more than 1 road frontage, and one of those roads is classified a District Collector Street or higher in the road hierarchy, the driveway is provided to the lower-order road1 **A1.5** The driveway crossover is appropriately sealed in accordance with the specifications set out on Figure R-0050 or R-0056.
P2 The location of the driveway must not be hazardous to persons or vehicles using the roadway.	**A2.1** The driveway complies with Council's Standard drawings (R-0050 or R-0056 for driveways).

[1] *For road hierarchy classifications and designations refer to Planning Scheme Policy No. 6 – Transport Traffic and Parking.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 The visual impact of the driveway on the streetscape is minimized and an adequate area suitable for on-street car parking is provided at the front of the site.	**A3.1** The driveway complies with Council's Standard drawings (R-0050 or R-0056 for driveways).
P4 Adequate car parking must be provided on-site (and on-street in the case of a Display home) to allow residents and visitors to conveniently and safely park.	**A4.1** For Detached houses - two (2) car parking spaces (which may be provided in tandem) are provided on the site. **A4.2** For Display homes - two (2) car parking spaces (which may be provided in tandem) are provided on-site, and two (2) on-street car parking spaces are available directly adjoining the premises.

(13) Element: Waste Management

PURPOSE

To ensure waste management maintains amenity of the Detached house or Display home and adjoining houses

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Detached houses or display homes must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use, minimise movement of containers for servicing and are of minimal impact to the amenity of users, occupiers and neighbours of the premises.	**A1.1** A level area is provided on the site for the storage of waste and recyclable items in standard waste containers. **A1.2** Where the waste storage area caters to more than one Detached house or Display home, the waste storage area is: (a) a constructed hardstand area; (b) screened by way of a screen fence or landscaping (where the area accommodates more than 2 standard wheelie bins or any other waste container); (c) has unobstructed access provided for removal of the containers to the roadside/service point for servicing; (d) is not located adjacent to the living areas of existing neighbouring properties; (e) is of sufficient area to fully contain the required number of waste containers; and (f) located on land that each property, the waste storage area caters for, has control via access rights or ownership.

(14) Element: Minimising Bushfire Hazard

PURPOSE

To ensure that development identified in high and medium bushfire hazard areas (as shown on Regulatory Map 1.7 – Bushfire Hazard Areas) addresses bushfire risk.

The Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. "Designated Bushfire Prone Areas" for the purposes of the Building Regulation 2006 (Section 12) and the BCA are identified in the Designated Bushfire Prone Areas for Building Work map (Figure 2.1.6).

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development on land identified as High or Medium Bushfire Hazard Areas in Regulatory Map 1.7 is designed to mitigate any potential bushfire hazard and provide safe sites for dwellings.	**A1.1** The building envelope of a dwelling is located in the lowest potential bushfire hazard area on the site. **AND** A1.2 Dwellings are located away from the most likely direction of a fire front, or on a flat site at the base of the slope. **AND** **A1.3** The development complies with a Bushfire Management Plan prepared in accordance with Planning Scheme Policy No. 13 Preparation of a Bushfire Fire Management Plan.1
P2 The development proposed provides an adequate water supply for fire fighting purposes and the water supply provided for fire fighting purposes must be safely located and freely assessable for fire fighting purposes at all times. The water supply must be reliable, and have sufficient flow and pressure requirements for fire fighting purposes at all times.	**A2.1** The development is proposed on a site with reliable reticulated water supply that has a minimum pressure and flow is of 10 litres a second at 200kPa; **OR** **A2.2** Each dwelling unit or display home on the site has an on-site water supply volume of not less than 20,000 litres available for fire fighting purposes. The water supply can be either: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a swimming pool installed immediately upon construction of the home.[2] **AND** **A2.3** The water supply outlet is located away from any potential fire hazards, such as venting gas bottles.3 **AND** **A2.4** The water supply outlet pipe is 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting)and a hardstand area within 6 metres of the outlet for fire vehicles. **AND** **A2.5** The water supply is located in close proximity to a hard standing area that can accommodate a parked rural fire brigade truck while not impeding the movement of other vehicles. **AND**

1 Where a Bushfire Management Plan has already been approved for the development proposed on the site (e.g. as part of a higher order approval), design of the proposed development to achieve compliance with that plan shall be taken as achieving compliance with the Performance Criterion.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	A2.6 The pumps that pressurise water output from the tank must be able to be operated without reticulated power. **Advisory note** The 40,000 litres required in Element 19, A1.1 can be inclusive of the water required in A2.2- A2.6 above providing that the 20,000 litre requirement is accessible for the purpose of fire fighting at all times and not used for other domestic purposes.
P3 Residential developments must be designed to mitigate any potential bushfire hazard provide safe sites for dwellings.	**A3.1** The proposal demonstrates building envelopes are designed to have a setback of: • 1.5 times the height of the predominant tree canopy or 10m, whichever is greater; and • 10m away from any retained vegetation strips or small areas of vegetation.
P4 The vehicular access must be designed to mitigate against bushfire hazard by ensuring adequate access for: **(a) fire fighting and other emergency vehicles; and** **(b) the evacuation of residents and emergency, personnel, on the event of an emergency.**	**A4.1** The proposed driveway is capable of providing access for fire fighting and other emergency vehicles.
P5 The layout of accessways, buildings and structures is designed to minimise clearing of vegetation.[4]	**A5.1** No clearing of remnant vegetation identified on Regulatory Map 1.1 Nature Conservation Management Areas Special Management Area is required.

2 It is recommended that due consideration should be given to the location of the water storage in relation to the most likely fire fronts on the site, as well as to the resistance of the water storage to the effects of radiant heat and direct flame.
3 A2.3 and A2.4 are not applicable to in-ground swimming pools that are used as a fire fighting water supply.
4 If the development site is located within a designated area of nature conservation value under the Nature Conservation Act 1992 or the planning scheme, the proposed development is generally inappropriate because of the need to clear vegetation for firebreaks. However, if the development proposal is a development commitment, the risk from the bushfire hazard must be mitigated in ways that minimise the adverse impacts on the nature conservation values. Refer to Council's Local Law 19, Element 6 of this Code and Planning Scheme Policy No. 12 – Biodiversity for further details on the preservation and management of remnant vegetation.

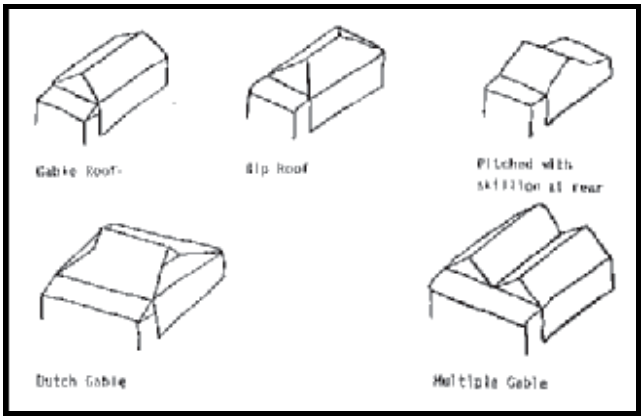
(15) Element: Special Requirements for Houses in the Blackall Range Planning Area

PURPOSE

To ensure development in the Blackall Range Planning Area:

(a) protects the natural, rural and village atmosphere of the area;
(b) maintains a desirable quality of life for local residents and an attractive environment for visitors; and
(c) has a form and character consistent with the planning intentions of Council and the community consistent with that described in the Blackall Range Planning Area and Precincts contained within this Planning Scheme;

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The height, scale and bulk of buildings and other structures within the Blackall Range Planning Area are at a "human scale" consistent with a village and small-scale rural character and sited within the landscape in a way which responds sensitively to topography, existing vegetation and/or surrounding built forms.	**A1.1** Buildings and other structures within the Blackall Range Planning Area are not more than 2 storeys and 8.5 metres in height.
P2 Buildings and other structures within the Blackall Range Planning Area have exterior surfaces with colours and textures that allow the structures to blend in with the natural landscape or otherwise harmonise or complement the colours and textures used on attractive neighbouring buildings, except where landscaping dominates the appearance of the premises from the street (see Figure 1).  Figure 1: Use of Street Trees and Site Frontage Landscaping Allows for Greater Variety of Building Types and Treatments	**A2.1** Buildings and other structures within the Blackall Range Planning Area have exterior surfaces (including roofs) which use earth or forest colours and non-reflective materials.

P3 Roof lines and forms must be consistent with those of surrounding buildings, including innovative yet compatible roofs.	**A3.1** Are one of the following (refer Figure 2).  Figure 2: Example of Typical Queensland Vernacular Roof Designs (extracts from Design Guidelines for Rural Townships). **A3.2** Roof forms are not mansard or domed.

(16) Element: Special Requirements for Houses in the Water Resource Catchment Special Management Area

PURPOSE

Storage and lake water quality is maintained or improved in Water Resource Catchment Areas, particularly by protecting and enhancing the natural systems of the catchment areas.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 development within a Water resource Catchment area shown on regulatory map 1.6 does not involve significant changes to landform (by way of filling or excavating) and is effectively managed to avoid any significant adverse impacts on surface and groundwater hydrology (both upstream and downstream) or water quality.	**A1.1** On land within a Water Resource Catchment Area, the extent of cut and/or fill associated with a Detached house or Display home is no greater than 50m_3. **A1.2** Building work, infrastructure and excavation or filling associated with a Detached house or Display home within a Water Resource Catchment Area (other than fences and water troughs) are located at least 100 metres from the top of the high bank of the waterway or 200 metres from the full supply level of the lake.

(17) Element: Special Requirements for Houses in the Vicinity of the Airport

PURPOSE

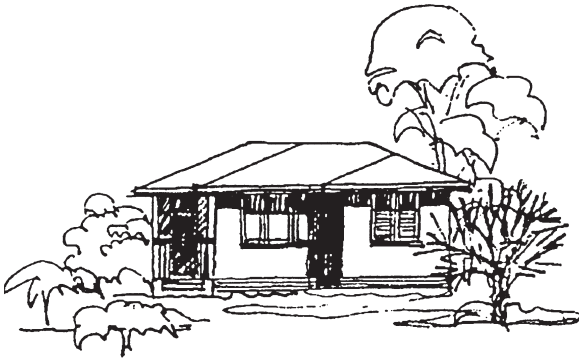
Houses in the vicinity of the airport incorporate suitable measures to mitigate noise impacts.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Noise interference or nuisance as a result of proximity to the airport is minimised.	**A1.1** Houses on sites located between the 20 and 25 ANEF or 20 and 25 ANEC shown on Regulatory Map 1.8 (5 of 7 and 6 of 7) incorporate all of the following noise attenuation measures: (a) Ceilings – a minimum of 75mm thick acoustic rated insulation; and (b) External Walls – (i) Brick veneer and timber framed walls – a minimum 60mm thick acoustic rated insulation; **OR** (ii) Single leaf solid masonry – a minimum 140mm thick and sheeted internally with 10mm plasterboard or 6mm fibre cement sheeting; and (c) Timber floors – a minimum of 60mm thick acoustic rated insulation where traditional timber floors are not fully enclosed by external walls; and (d) Glazed openings – a minimum of 6.38mm laminated glass to all glazed openings in external walls; and (e) External doors (other than glazed) – solid core doors to all external doors including any door between a garage under main roof and the dwelling; and (f) Seals – gaps in the walls, floors or around windows or door frames are sealed to prevent the ingress of noise. **A1.2** Houses on sites located within the 25 ANEF or 25 ANEC shown on Regulatory Map 1.8 (5 of 7 and 6 of 7) incorporate noise attenuation measures designed by a professional acoustics consultant to satisfy the design criteria of Australian Standard AS2021 – 2000: Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.

DIAGRAM 4-4.1 (h) - Examples of Dominant Architectural Styles

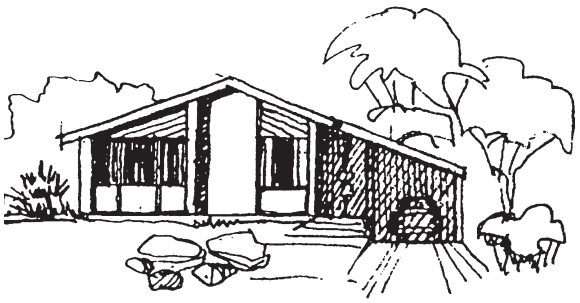
Pre 1940

This example is common of timber high set houses built between 1915 and 1940. Typical styles prior to this include Colonial, Victorian and Federation Styles.



1960 Onwards

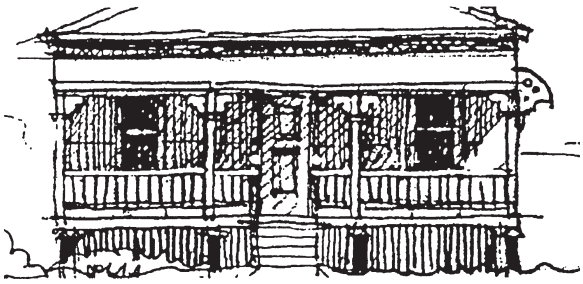
Houses in this time typically are low set slab on ground construction and brick veneer. Roofs are often low or of a moderate pitch. Verandahs are not prominent. Decorative detailing is minimal.



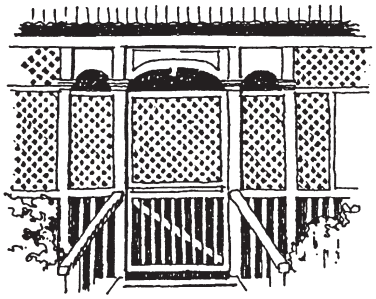
1940 - 1960

Houses during this time typically had weatherboard, chamferboard or fibro sheeting walls and low pitched roofs. They were often L-shaped with a terrace instead of a verandah out the front.

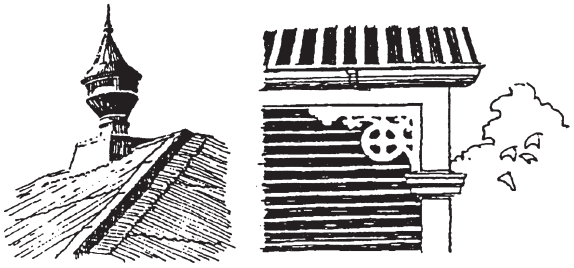
DIAGRAM 4-4.1 (i) - Examples of Elements and Detailing



Use of verandahs and hood over the window



Use of lattice work



Decorative brackets and ornamentation

(18) Element: Prescribed Tidal Works[1] [2]

PURPOSE

To provide for the establishment of prescribed tidal works that are for maritime purposes only and that minimise the environmental and amenity impacts on waterways, foreshore and adjoining lands.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The construction and use of structures are: (a) for maritime purposes and activities only; (b) to provide direct access to a floating vessel; or (c) to assist in launching a vessel from the adjoining residential land.	**A1.1** No structures with fixed floor levels (including decks, timber jetties, stairs to jetties and pontoons) are located within a prescribed tidal area.
P2 Pontoons[3] are sited and designed to: (a) avoid cluttering of waterways, foreshore areas and adjoining lands; (b) avoid conflicts with uses on the foreshore and adjoining lands; and (c) not adversely affect existing public access to any waterway or foreshore.	**A2.1** The pontoon is located not less than 3 metres from the prolongation of either side boundary. **AND** **A2.2** A vessel berthed at the pontoon does not encroach within 1.5 metres of the prolongation of any side boundary. **AND** **A2.3** The pontoon does not have a width greater than 3 metres to the water or have a length across the property boundary greater than 5 metres. **AND** **A2.4** The maximum width of gangway or walkway is 1.2 metres.
P3 Materials and colours of structures are selected to minimise the visual impact on the waterways.	**A3.1** Aluminium stainless steel/galvanised steel railings and neutral colours for pontoons are utilised.
P4 Prescribed tidal works are designed to avoid unacceptable risks to personal and public safety.	**A4.1** All prescribed tidal works are certified by a Registered Structural Engineer. **AND** **A4.2** All structures are designed to accommodate loading when pontoon is not floating (ie at low tide). **AND** **A4.3** Gangways and walkways have a rigid handrail fitted on both sides.

[1] *This element outlines additional requirements to the IDAS Code for Development Applications for Prescribed Tidal Work (Schedule 4A of the Coastal Protection and Management Regulation 2003).*
[2] *Prescribed tidal work is defined in Schedule 4A of the Coastal Protection and Management Regulation 2003 and the affected waterways are mapped in the South-East Queensland Regional Coastal Management Plan (August 2006).*
[3] *Pontoons are defined in the Coastal Protection and Management Regulation 2003.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P5 Boat ramps are: (a) designed and constructed to minimise impact on tidal waters, foreshore and adjoining land (b) designed to avoid unacceptable risks to personal and public safety.	**A5.1** The levels of the boat ramp surface at the revetment wall are not more than 150mm above the top of the wall and not more than 100mm above the existing beach. **AND** **A5.2** The boat ramp does not extend into a canal for more than 9 metres from the revetment wall. **AND** **A5.3** The boat ramp is constructed at a uniform grade and is no steeper than 1 in 5 (20%). **AND** **A5.4** All sides of the boat ramp are no more than 100mm above the surface of the land on which it is located.

(19) Element: Rural Water Storage Requirements

PURPOSE

Houses and display homes in the rural precincts that are not connected to a reticulated water supply incorporate sufficient on-site water supplies to support the use of the house or display home.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 On-site water storage is provided, designed and operated to support the efficient use of water and is adequate for occupants every day use.	**A1.1** If not in a water service area each Detached house is to be serviced with a rainwater tank of the following minimum storage capacity:- (a) For Detached houses with no more than 5 bedrooms – 40,000 litres; or (b) For Detached houses of more than 5 bedrooms or where including a 2nd dwelling unit on the same premises – 60,000 litres. **Advisory note** **The 20,000 litres required in Element 14, A2.2 – A2.5 can be included within the water required in A1.1 above providing it is accessible for the purpose of fire fighting at all times and not used for other domestic purposes.**

4.2 Code for the Development and Use of Dual Occupancy

PURPOSE

The purpose of this code is to provide for development for Dual occupancy purposes that achieves high standards of design, and that is in keeping with the desired character and infrastructure capacity of each locality and is consistent with the Priority Infrastructure Plan.

(1) Element: Site Suitability, Size and Density

PURPOSE

To provide for Dual occupancies to be sited on lots having areas and dimensions which meet user requirements and are in keeping with the character of the Shire's emerging and existing residential areas.

<table>
<tr><th colspan="2">PERFORMANCE CRITERIA / ACCEPTABLE MEASURES</th></tr>
<tr><td>P1 Dual Occupancies being limited to a very small proportion of the total number of sites and are dispersed to accommodate a mix of housing types in new and established residential areas.</td><td>A1.1 In new residential areas, not more than 15% of the total number of new lots being nominated on an approved Plan of Development, or Plan of Subdivision, for Dual occupancy use, with corner lots being preferred.
OR
A1.2 In existing residential areas, no new lot with any boundary adjoining a site used or approved for use for Dual occupancy purposes.</td></tr>
<tr><td rowspan="2">P2 Lots intended to be used for Dual occupancy purposes must have the appropriate area and dimensions to enable the siting of dwellings and associated outbuildings, the provision of private open space and vehicle access and parking in accordance with the other Elements of this Code, other applicable codes and the desired character of the Precinct in which the site is situated.</td><td>A2.1 The total number of bedrooms on the site does not exceed 6.
AND
A2.2 In Master Planned Community, Mixed housing and Multi-storey Residential Precincts, Dual occupancies are sited on lots which have the following minimum area and frontage[1]:
<table>
<tr><th>Slope</th><th>Min lot size (m^2)</th><th>Min frontage (m)</th></tr>
<tr><td>UP TO 15%</td><td>600</td><td>18</td></tr>
<tr><td>15% and up to 20%</td><td>800</td><td>20</td></tr>
<tr><td>20% or more</td><td>1000</td><td>25</td></tr>
</table></td></tr>
<tr><td>OR
A2.3 In precincts other than Master Planned Community, Mixed housing or Multi-storey Residential Precincts, lots accommodating Dual occupancies have a minimum area and frontage which comply with the following:</td></tr>
</table>

[1] Minimum frontage is the width of line measured 7.5 metres back from the front property boundary along both side boundaries.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES			
	SLOPE			
		UP TO 15%	*15% AND UP TO 20%*	*20% OR MORE*
	In Planning Areas: Urban Coastal[2], Buderim (Precinct 15 only), Kuluin/Kunda Park, Nambour Eumundi, Yandina, Palmwoods (other than Precinct 9), Kenilworth, Woombye & Eudlo Creek Valley			
	Size(m^2)	*800*	*1000*	*1500*
	Frontage(m)	*20*	*25*	*30*
	In Planning Areas: Buderim (other than Precinct 15) & Bli Bli			
	Size(m^2)	*800*	*1200*	*2000*
	Frontage(m)	*20*	*25*	*30*
	In Planning Areas: Blackall Range and Palmwoods			
	Size(m^2)	*3000*		
	Frontage(m)	*50*		

(2) Building Siting and Design

PURPOSE

To provide for the scale, height and length of buildings and walls relative to side and rear boundaries to be of an appropriate residential character, particularly in meeting requirements for privacy and daylight by residents of the premises and of adjacent premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Buildings and structures must not cause significant loss of amenity to adjacent land and dwellings having regard to: • overshadowing; • privacy and overlooking; • views and vistas; • building character and appearance; and • building massing and scale as seen from neighbouring premises.	**A1.1** Buildings and structures are not higher than 2 storeys. **AND** **A1.2** Buildings and structures are not higher than: (a) 10.0 metres on land having a slope of 15% or more, as identified on Regulatory Map 1.3 (the Steep and Unstable Land Special Management Area), or (b) 8.5 metres otherwise.
P2 Adequate protection must be given to the privacy of dwellings and open space areas.	**A2.1** Buildings and open space areas are sited in accordance with the provisions of all other relevant Acceptable Solutions of this Code. **AND**

2 Urban Coastal Precincts are South Peregian (12), Coolum Beach (11), Mt. Coolum (10), North Shore (9), Maroochydore (1), Alexandra Heads/Cotton Tree (7), Mooloolaba (4), Mountain Creek (5), Sippy Downs (3)

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 continued	**A2.2** Where any part of a dwelling unit above ground storey level is within 3 metres of any side or rear boundary of the lot, that part having: (a) no balconies overlooking adjoining (outdoor or internal) living areas, and **(b)** any upper storey windows which overlook adjoining residential property glazed in opaque glass or screened, or with window sills a minimum of 1.5 metres above the upper storey floor level.
P3 Buildings must have habitable rooms which are capable of receiving adequate daylight.	**A3** Buildings have windows which: • face a court or other outdoor space to the sky or an open verandah, open carport or the like; or • are not less than a horizontal distance of 1.5 metres from any facing building.
P4 Each dwelling unit must have adequate storage areas and external clothes drying facilities.	**A4.1** A space of 8 m3 per dwelling unit is provided exclusively for storage. This space may form part of a carport or garage. **AND** **A4.2** Open air, communal clothes drying facilities are easily accessible to all residents and visually screened from public streets and from communal streets and recreational areas.
P5 The location and design of garages do not diminish the attractiveness of the streetscape.	**A5.1** Garages or carports, are located at the rear of the allotment **OR** **A5.2** Garages or carports are setback a minimum of 1.5m from the main face of the associated dwelling unit, or in line with the main face of the associated dwelling unit, if the dwelling unit incorporates a verandah, portico, etc. projecting forward of the main face.
P6 Buildings and structures must be sited such that no significant loss of amenity to adjacent land and dwellings occurs having regard to: • overshadowing; • privacy and overlooking; • views and vistas; • building character and appearance; • building massing and scale as seen from neighbouring premises; • the typically open or forested rural landscape in which buildings are a minor element; and • maintaining an open visual landscape dominated by natural elements, rather than built structures.	**A6.1** In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community Precincts the minimum street setback (including corner lots) is 6 metres (other than for garages or carports). **AND** **A6.2** In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community Precincts the minimum street setback for carports (including corner lots) is 4.5 metres. **AND** **A6.3** In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community Precincts the side and rear boundary clearance for part of the building is: (a) where the height of that part is 4.5m or less – 1.5m; and (b) where the height of that part is greater than 4.5m but no more than 7.5m – 2m; and (c) where the height is greater than 7.5m – 2m plus 0.5m for ever 3m or part exceeding 7.5m. **A6.4** In Sustainable Rural Residential Precincts the minimum street setback (including garages and carports) is 10.0 metres (including corner lots). **AND** **A6.5** In Sustainable Rural Residential Precincts the minimum side and rear setback for swimming pools, garages and carports is:

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	(a) 1.5 metres (where the building is 4.5 metres in height or less), or (b) 2.0 metres (where the building is higher than 4.5 metres but not more than 7.5 metres), or (c) 2.5 metres (where the building is higher than 7.5 metres) plus 0.5 metres for every 3.0 metres or part exceeding 7.5 metres. **AND** **A6.6** In Rural Precincts the minimum street setback (including garages and carports and including corner lots) is: (a) 20.0 metres (where not fronting a State Controlled Road), or (b) 40.0 metres (where fronting a State Controlled Road). **AND** **A6.7** In rural Precincts the minimum side and rear boundary setback (including swimming pools, garages and carports) is: (a) On sites less than or equal to 2.0 hectares - 3.0 metres for all buildings, and (b) On sites greater than 2.0 hectares - 20.0 metres for residential buildings (ie. buildings containing habitable rooms) and 10.0 metres for all other buildings.
P7 Buildings and structures adjoining canals or waterways must be sited such that no significant loss of amenity to adjacent land and dwellings occurs having regard to: • privacy and overlooking, • views and vistas, • building character and appearance, • building massing and scale as seen from neighbouring premises.	**A7** For waterways (including canals) where a revetment wall exists, all building and structures higher than 1.0 metres above ground level are set back 4.5 metres from the property boundary adjoining the canal or waterway.
P8 An adequate area suitable for landscaping must be provided for at the front of a lot.	**A8** Street boundary clearances are in accordance with Element 2, A5.1 and 5.2, A6.1 to A6.3 and A6.5.
P9 The frontage of buildings and their entries must be readily apparent from the street.	**A9.1** Buildings adjacent to the public street address the street by having a front door and/or living room or kitchen windows facing the street. **AND** **A9.2** Building design enables individual dwelling units to be identified from public streets.

(3) Element: Private Open Space and Landscaping

PURPOSE

To provide for private open space for each dwelling which meets user requirements for outdoor activities and use, and for landscaping which enhances the appearance and use of the premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Private open space has an area and dimensions which suit the requirements of occupants for relaxation, dining, entertainment, recreation and children's play, and must provide space for service functions such as clothes drying and domestic storage.	**A1** For each dwelling unit, the provision of private open space has a minimum area of 80m^2, and which has: (a) no horizontal dimension less than 4 metres, and (b) one part with an area of at least 25 m^2 with a minimum dimension of 5 metres, and is not steeper than 1 in 20 (5%), and is directly accessible from the main living area of dwelling unit.
P2 Private open space must be located so as to be directly accessible from the dwelling unit, to be available for maximum year-round use and to take account of outlook, natural features and surrounding buildings.	**A2** For each dwelling unit, the provision of private open space meeting the Acceptable Measure A1 above is directly accessible from the main living area of the dwelling unit at the same level or within 0.3 metres vertical height of the floor level of the living area.
P3 Fences and walls are designed, erected and finished to: • effectively define and screen private open space and service areas, such as garbage collection areas; • provide an adequate screen to living and open space areas on adjoining sites; • enable some outlook from buildings to the street for safety and surveillance; • assist in highlighting entrances; • assist in noise attenuation where necessary; • use materials which are compatible with proposed housing and with attractive visible examples of fences and walls in the streetscape (to offer a sense of continuity); and • be compatible with facilities in the street frontage area, such as mail boxes and garbage collection areas.	**A3.1** Front fences and walls are no more than 1.2 metres high if solid, or up to 1.8 metres high if the fence has openings which make it not less than 50% transparent. **OR** **A3.2** The provision of solid front fences and walls up to 1.8 metres high where the main private open space is in front of the dwelling unit, with length limited to 75% of the frontage, or where traffic volumes and/or noise exceed the environmental traffic capacity of the street, and/or 50 dB(A) during business hours. Provided that: (a) some surveillance of the street is maintained from the dwelling units; and (b) fences do not exceed 15 metres in length without some articulation or detailing to provide visual interest. **AND** **A3.3** Front fences and walls are designed to use similar or compatible materials to that used in attractive buildings in the locality. **AND** **A3.4** Screen fences, 1.8 metres high, along side and rear boundaries.

(4) Element: Waste Management

PURPOSE

To ensure satisfactory waste management provisions are available to all residents.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Dual Occupancies must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use, minimise movement of containers for servicing and are of minimal impact to the amenity of users, occupiers and neighbours of the premises.	**A1.1** Each dwelling unit has a level area provided on the property for the permanent storage of waste and recyclable items in standard waste containers. The waste storage area is a constructed hardstand area located such that containers are not visible from passing vehicle and pedestrian traffic. **OR** **A1.2** Where the waste storage area caters for both dwelling units, the waste storage area is: (a) a constructed hardstand area; (b) screened by way of a screen fence or landscaping; (c) easily accessed and convenient to use; (d) has unobstructed access provided for removal of the containers to the roadside/service point for servicing; (e) not located adjacent to the living areas of existing neighbouring properties; (f) of sufficient area to fully contain the required number of waste containers; and (g) located on land over which each dwelling unit has control via access rights or ownership.

(5) Element: Acoustic Environment Amenity

PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment.[3]	**A1** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*

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[3] *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. – 7 Acoustic Environment Assessment.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places[4].	**A2** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to: • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism.	No Acceptable Measure nominated

[4] *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. – 7 Acoustic Environment Assessment.*

4.3 Code for Low-rise Multi-unit Residential Premises

PURPOSE

The purpose of this code is to provide for:

(a) multi-unit residential premises at suitable locations where community and commercial facilities, and utility and transport infrastructure, is available to adequately support (and be supported by) a mix of housing types and higher concentration of local and (in some cases) visitor population densities; and

(b) Multi-unit residential premises are to be developed:

- to a high architectural standard that enhances the appearance of these locations; in ways which take advantage of the climate and scenic qualities enjoyed by the Shire;
- to be responsive to the Shire's climatic, desired character and lifestyle;
- to avoid unacceptable environmental and amenity impacts on surrounding housing types; and
- in keeping with the desired infrastructure capacity of the locality.

(1) Site Location

PURPOSE

To provide for low-rise, multi-unit residential premises, which are designed to take advantage of significant features of the site and the surrounding area and to be in keeping with the emerging character and amenity of the Shire's residential areas, which are gradually changing to providing a diverse mix of housing types.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Low-rise, multi-storey premises must be limited to a residential area with close or convenient accessibility to: • **village and/or town centres; and** • **community facilities; and** • **public open space; and** • **public transport and other infrastructure.**	**A1** Low-rise, multi dwelling units are located in Mixed Housing, Multi-storey Residential, and Master Planned Community Precincts as outlined in Volume 3 of this Planning Scheme.

(2) Site Size and Density

PURPOSE

To provide for low-rise, multi-unit residential premises to be sited on lots having areas and dimensions which meet user requirements, allow the design of pleasant, attractive and energy efficient living and recreation environments, respect the amenity of the surrounding area, and maintain the intended role and desired character of the precinct in which it is situated.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Lots used for low-rise, multi-unit residential purposes must have appropriate area and dimensions to enable the siting and construction of dwellings and associated outbuildings, the provision of open space and vehicle access and parking in accordance with the other elements of this code, and other applicable codes.	**A1** A site having an area of at least 600 m^2 and with a minimum frontage of; (a) 15 metres for land with a slope less than 15%; or (b) 20 metres for land with a slope of 15% or more as identified on Regulatory Map 1.3 (the Steep and Unstable Land Special Management Area).
P2 The number of dwelling and/or rooming units developed on the site must be consistent with the desired character of the precinct in which it is situated, and the site's physical conditions, environmental characteristics setting and infrastructure provision.	**A2** The number of dwelling and/or rooming units on the site not exceeding the preferred maximum density stated for the precinct in which the site is situated (Volume 3 of this Planning Scheme refers).
P3 Landscaped and recreation areas must be sufficient to satisfy provision of the following: • communal open space for dwelling units situated at or near the ground level; • useable communal of open space for the benefit of all on site users; and • vegetation for the purposes of providing amenity, visual interest, shading, buffering and screening which compliments the prevailing character of the surrounding area and satisfies the requirements of the Code for Landscaping Design.	**A3** The provision of landscaped and recreation area of not less than; (a) 30% of the area of the site, where the slope of the site is less than 15%, or (b) 40% of the area of the site, where the slope of the site is 15% or more but less than 20%, or (c) 50% of the area of the site, where the slope of the site is 20% or more as identified on Regulatory Map 1.3 (the Steep and Unstable Land Special Management Area).

(3) Building Siting and Design

PURPOSE

To provide for the scale, height and length of buildings and walls relative to front, side and rear boundaries to be of an appropriate residential character, particularly in meeting requirements for accessibility, privacy and daylight by residents of the premises and of adjacent premises. To ensure that development minimises reliance on non-renewable energy sources.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The premises must be sited and designed taking into account its relationship with adjoining premises, as well as the contextual relationship with the street and locality which establish the overall setting of the site, including: • topography and site features including vegetation; • natural drainage lines, services and easements; • existing buildings; • the location and amenity of adjacent buildings and sites; • streetscape character and context; • items of natural conservation or heritage value; • orientation and micro-climate; • views and vistas; and • noise sources.	**A1.1** Proposed development complies with the Acceptable Solutions of the Queensland Residence Design Guidelines (QRDG) Part 3 with the exception of: (a) Element A10 Street Setbacks, (b) Element C2 Design for Climate, and (c) Element C5 Storm Water Harvesting. **AND** **A1.2** In Master Planned Community precincts, buildings are set back from the road frontage a minimum of: (a) 6.0 metres for building walls, and (b) 4.0 metres for balconies, eaves, awnings, and the like. With: (a) At least 70% of the main face of building walls not set back more than 8.0 metres from the road frontage, and (b) Buildings have walls or balconies that face the street at the front of the building. **AND** **A1.3** In precincts other than Master Planned Community, buildings are setback from the road frontage a minimum of: (a) 6.0 metres, or (b) Where a residential building is located on both adjoining sites to the subject site, and the difference between the setbacks of the 2 adjoining buildings is not greater than 2.0 metres, a setback equal to either of the adjoining buildings. Provided the road frontage setback is not less than 3.0 metres, or (c) Where a residential building is located on both adjoining sites to the subject site, and the difference between the setbacks of the 2 adjoining buildings is greater than 2.0 metres, a setback equal to the average of the setback of the adjoining buildings. Provided the road frontage setback is not less than 3.0 metres. **AND** **A1.4** The side and rear boundary clearance for part of the building is: (a) where the height of that part is 4.5m or less – 1.5m; and (b) where the height of that part is greater than 4.5m but no more than 7.5m – 2m; and (c) where the height is greater than 7.5m – 2m plus 0.5m for ever 3m or part exceeding 7.5m. **AND**

	A1.5.1 Garages are located at the rear of the site. **OR** **A1.5.2** Garages are setback a minimum of 1.5 metres from the main face of the associated dwelling unit, or in line with the main face of the associated dwelling unit, if the dwelling unit incorporates a verandah, portico, etc. projecting forward of the main face. **AND** **A1.6.1** Covered entry structures located on the road frontage have an area not greater than 8.0m^2 and are no higher than 2.7 metres. **AND** **A1.6.2** The number of covered entry structures is limited to one at each pedestrian or vehicular entry point. **AND** **A1.7** Buildings having a height of not more than that stated for the relevant precinct (Volume 3 of this Planning Scheme refers). **AND** **A1.8** The length of unarticulated elevations visible from street or public open space is no greater than 6.0m. **AND** **A1.9** The buildings are not more than 40 metres long, with separation (for the purposes of cross-block ventilation, articulation and light) between buildings on a site of no less than; (a) 4.0 metres for buildings with a maximum height of two storeys or 8.5 metres; or (b) 6.0 metres for buildings with more than two storeys or greater than 8.5 metres in height.
P2 Residential buildings are designed and sited to minimise the need for energy reliant clothes drying facilities.	**P2.1** Each dwelling unit has a minimum of 7.5 metres of clothes line located directly adjacent to and accessible from the unit, open to breezes on at least two sides, screened from public view, protected from rain and open to filtered sunlight for at least 2 hours per day.

(4) Waste Management[1]

PURPOSE

To ensure satisfactory waste management provisions are available to all residents.
Issues of particular concern are:

- adequate, convenient space for waste storage
- access to recycling provisions
- affect of waste storage areas on the amenity of site users and neighbours
- safe and efficient servicing of waste containers particularly where waste vehicles are required to go on site.

[1] *To demonstrate compliance with this element, Council may request the preparation of a waste management plan in accordance with Planning Scheme Policy No 10 Preparation of Waste Management Plans*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE STORAGE **P1 Development provides adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use, minimise movement of containers for servicing, and minimise impacts on the amenity of users, occupiers and neighbours of the premises.**	**A1.1** Each dwelling unit has a level area provided for the permanent storage of waste and recyclable items in standard waste containers. Each waste storage area: (a) is easily accessed and convenient to use, (b) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, (c) is located within 40 metres of the service point and for steep properties is located adjacent to the service point. (d) is not located adjacent to the living areas of neighbouring properties, (e) is located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, (f) is of sufficient area to fully contain the required number of waste containers. (g) where the waste storage area caters to more than one unit, the waste storage area is: (i) a constructed hardstand area with appropriate screening, and (ii) located on land that each property, the waste storage area caters for, has control via access rights or ownership. **AND** **A1.2** Where waste services other than kerbside wheelie bin services are to be used a service point for servicing of the waste containers is provided on the site such that: (i) The permanent waste storage area is also the service point and is located to allow servicing of the bins directly, or (ii) A hardstand area is constructed at the service point for the temporary storage of waste containers awaiting servicing and this area meets Acceptable Measures A1.1(d) and A1.1(f)of this element, and where servicing is more frequent than twice weekly meets A1.1(e). **AND** (iii) Access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred. **AND** **A1.3** A waste wash-down area is provided for the regular cleaning of waste containers and meets the following criteria: (a) is incorporated into the waste storage area, or Is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area. and (f) a hosecock is located in the vicinity of the wash-down area.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 WASTE SERVICING **P2 Waste service points and associated vehicle access must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact on the amenity of users, occupiers and neighbours of the premises**	**A2.1** The kerbside is used as the service point, only for wheelie bin services and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are: (a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) clear of footpaths and pedestrian access, and (d) not in front of shop entrances or residential premises, and (e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and (h) serviced a maximum of twice per week. **AND** **A2.2** Waste service points which are accessed by entering the property are located so that: (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and (c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and (e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property. **AND** **A2.3** Where the service point is accessed by a private access roadway or entry to the property, this roadway: (a) is constructed to allow unobstructed access to and from the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and (e) minimises the need for reversing (maximum 60 metres depending on the site), and (f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE MINIMISATION **P3 Accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.**	**A3.1** Each waste storage area includes recycling provisions and: (a) has sufficient space to store all the recycling containers within the waste storage area, and (b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s). **AND** **A3.2** Where there are more than 20 dwelling units, recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with *Planning Scheme Policy No. 10*, and which demonstrates the proposals satisfaction of the Performance Criteria.

(5) Acoustic Environment Amenity

PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment[2].	**A1** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P2 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places[2].	**A2** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to: • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism.	No Acceptable Measure nominated

[2] *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*

4.4 Code for Multi-storey Residential Premises

PURPOSE

The purpose of this code is to provide for multi-unit residential premises at suitable coastal and larger centres where community and commercial facilities, and utility and transport infrastructure, is available to adequately support (and be supported by) higher concentrations of local and visitor population densities.

Multi-unit residential premises are to be developed:

- to a high architectural standard that enhances the appearance of these locations;
- in ways which take advantage of the climatic and scenic qualities enjoyed by the Shire;
- to be responsive to the Shire's climate, desired character and lifestyle; and
- to avoid unacceptable environmental and amenity impacts on surrounding housing types; and
- in keeping with the desired infrastructure capacity of the locality.

DEFINITIONS

The following definitions apply to this code:

- **Site context report** means an analysis of the overall setting surrounding a particular site which demonstrates how the proposed development addresses any opportunities and constraints. The report must contain a written description of the site and its surrounds and may be supported with information in any reproduceable medium (drawings, photographs, CAD sequencing, etc). The report shall demonstrate the suitability of the site and surrounding locality to accomodate the proposed development throught the satisfaction of performance criterion P2 of Element 2 of this code.
- **Site analysis report** means an analysis of the features of a particular site, which demonstrates how the proposed development addresses any opportunitites and constraints. The report must contain a written description of the site and its surrounds and may be supported with information in any reproduceable medium (drawings, photographs, CAD sequencing, etc). The report shall demonstrate the appropriateness of the location of the building on and its response to, the site, through the satisfaction of performance criterion P1 of Element 3 of this code.
- **Built form analysis report** means an analysis of the composition of the proposed building, which demonstrates how the built form satisfies the performance criterion P3 of Element 3 of this code. The report must contain a written description of the building form and may be supported with information in any reproducible medium (drawings, photographs, CAD sequencing, etc).

(1) Site Context Location

PURPOSE

To provide for multiple dwelling units to be located to take advantage of the significant features of the site and its surrounding area, including topography, orientation. and public transport networks. To be designed in keeping with the desired character and amenity of areas within the Shire which are available to adequately support (and be supported by) higher concentrations of local and visitor population densities.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Multi-storey premises must be limited to residential areas with close or convenient accessibility to: (a) village and/or town centres; and (b) community facilities; and (c) public open space; and (d) public transport and other infrastructure.	**A1** Multiple dwelling units are located in Multi-storey Residential, and Master Planned Community Precincts as outlined in Volume 3 of this Planning Scheme.

(2) Site Size and Density

PURPOSE

To provide for higher-rise, multi-residential units to be sited on lots having areas and dimensions, which meet user requirements, allow the design of pleasant, attractive and energy efficient living and recreational environments, respects the amenity of the surrounding area, and maintain the intended role and desired character of the precinct in which they are situated.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Lots used for high-rise, multi-storey residential purposes must have appropriate area and dimensions to enable the siting and construction of residential buildings and associated outbuildings, the provision of open space and vehicle access and parking in accordance with the other Elements of this Code, the desired character of the Precinct in which the site is situated, and other applicable codes.	**A1** A site having an area of at least 600 m² and with a minimum frontage of (a) 15 metres for land with a slope of less than 15%, or (b) 20 metres for land with a slope 15% or more, as identified on Regulatory Map 1.3 (Steep and Unstable Land Special Management Area).
P2 The number of dwelling and/or rooming units developed on the site must be consistent with the desired character of the precinct in which it is situated, and the site's physical conditions, environmental characteristics, setting and infrastructure provision.	**A2** The number of dwelling and/or rooming units on the site does not exceed the preferred maximum density stated for the precinct in which the site is situated (Volume 3 of this Planning Scheme refers).
P3 Landscaped and recreation areas must satisfy the requirements of Element 8 of this Code and be sufficient to allow for the provision of the following: • private open space for dwelling units situated at or near the ground level; • useable communal open space for the benefit of all on site users; and • vegetation for the purposes of providing amenity, visual interest, shading, buffering and screening which compliments the prevailing character of the surrounding area and satisfies the requirements of the Code for Landscaping Design.	**A3** The provision of landscaped and recreation area of not less than; (a) 30% of the area of the site, where the slope of the site is less than 15%, or (b) 40% of the area of the site, where the slope of the site is 15% or more but less than 20%; or (c) 50% of the area of the site, where the slope of the site is 20% or more, (as identified on Regulatory Map 1.3 - Steep and Unstable Land Special Management Area).

(3) Building Siting and Design

PURPOSE

To achieve an integrated approach to the building and site layout that takes advantage of the features of the site to create a pleasant, attractive and energy efficient living environment that, respects the character and amenity of the streetscape and surrounding area, and meets the requirements for accessibility, privacy and daylight by residents of the premises and adjoining premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The premises are sited and designed to take into account the relationship with the buildings on adjacent premises, as well as the contextual relationship with the street and locality which establish the overall setting of the site, and including: (a) topography and site features including vegetation; (b) natural drainage lines, services and easements; (c) existing buildings; (d) the location and amenity of adjacent buildings and sites; (e) streetscape character, public open space and context; (f) items of natural conservation or heritage value; (g) orientation and micro-climate; (h) views and vistas; and (i) public transport network and local movement systems.	**A1** The premises are sited and designed to respond appropriately to site-specific conditions, and, for assessable development, in accordance with an approved Site Analysis Report which addresses the issues raised in the Performance Criteria.
P2 The site layout considers the overall character of the street and surrounding lands so that: (a) buildings face streets and on-site open spaces and residents are provided with a sense of address and privacy; (b) layout and design integrate well with surrounding premises by: (i) avoiding any excessive overlooking to and overshadowing of surrounding sites, and (ii) minimising loss of views from adjoining sites; (c) any existing buildings, vegetation and other site features which are of significance are retained;	**A2** The premises are sited and designed to respond appropriately to site-specific conditions and, for assessable development, in accordance with an approved Site Context Report which establishes the overall setting of the site and how the proposal relates to the street, adjacent sites and the locality, in satisfaction of the issues raised in the Performance Crtieria.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
(d) pedestrian, cycle and vehicle access are integrated with movement networks in the locality, particularly for large developments; (e) stormwater overland flow paths are maintained, in accordance with Council's engineering and environmental requirements, so as to avoid causing ponding on neighbouring lands; (f) visual links to the street, views, or other features of significance are maintained or enhanced; (g) public, communal and private areas of the premises are clearly defined; and (h) where sited adjacent to existing public open space, the premises: (i) complement the character of the adjacent natural area/vegetation; and (ii) enhance surveillance of the open space; and (iii) avoid 'claiming' or privatising the park by residents' gardens or overflow uses from adjacent dwellings.	
P3 Buildings must be composed to express appropriately designed base, middle and top levels when viewed from the street or surrounding public open space as follows: (a) base levels of buildings must be designed to: (i) achieve interesting and welcoming facades along the frontages to public or semi-public streets or spaces, (ii) maintain or establish a pedestrian scale along such frontages, (iii) be enhanced by attractive soft landscaping of a nature, scale and density appropriate to the scale and nature of the premises and the street,	**A3** Measures appropriately addressing site-specific conditions for issues raised in the Performance Criteria, and clearly demonstrated to the Assessment Manager's satisfaction through a Built Form Analysis Report.

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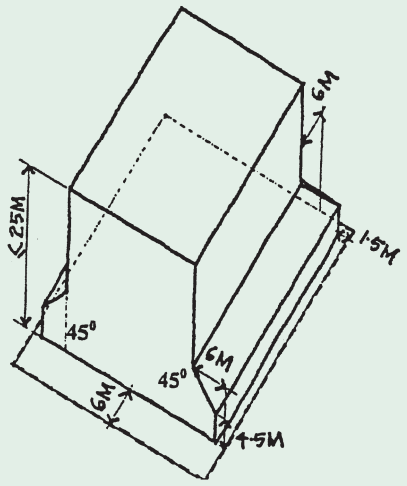
PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 continued. (iv) screen basement or semi-basement car parking areas and service areas from view from streets and other public and semi-public spaces, and (v) help conserve or create cohesive streetscapes by sympathetically responding to the height and composition of adjacent buildings where such buildings are considered to be attractive and likely to remain for some time; (b) middle levels of buildings must be designed to: (i) create sculptured yet functional architecture which facilitates a transition from a pedestrian scale at street level to a larger scale appropriate to the character of the Precinct and the scale of the premises, (ii) create visual interest and identify and avoid the dominating and oppressive nature of expansive areas of blank wall, and (iii) help protect buildings and their occupants from excessive impacts of sunlight, heat and glare and reduce reliance on air-conditioning; and (c) top levels of buildings must be designed to: (i) add visual interest and distinction to the skyline, (ii) create an appropriate termination of the building, and (iii) conceal, screen or incorporate mechanical plant in a sculptural and attractive manner.	
P4 Residential buildings are designed and sited to minimise the need for energy reliant clothes drying facilities.	A4 Each dwelling unit has a minimum of 7.5 metres of clothes line located directly adjacent to and accessible from the unit, open to breezes on at least two sides, screened from public view, protected from rain and open to filtered sunlight for at least 2 hours per day.

(4) Building Envelope

PURPOSE

To facilitate the design and location of buildings in accordance with the desired precinct character such that all dwellings within the site and on adjacent sites can receive adequate daylight and ventilation, a generous amount of attractive, useable outdoor space is provided, and buildings that appropriately address the streetscape whilst avoiding any appearance of bulkiness or disproportionate length.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must provide for: (a) the setback of dwellings from the street frontage appropriate to the efficient use of the site, the comfort of residents, and the desired appearance of the streetscape; (b) buildings designed and sited to ensure that there is no significant loss of amenity to residents on adjoining sites; (c) suitable height, bulk and design of buildings, and spacing between buildings, taking into account the potential development of adjacent sites and the impact of the development on the character of the area generally; (d) no significant reduction in daylight to private open space and habitable rooms in dwellings on adjacent sites; (e) adequate sunlight to the majority of useable open space within the premises; (f) as many dwellings as practicable oriented to obtain adequate winter sunshine to main living rooms; (g) no excessively long unbroken lengths of walls and roof lines; and (h) building forms which are articulated, textured and provide adequate shading in keeping with a sub-tropical climate.  **Figure: 4.4.4A** Building Envelope for Multi-Residential <25m high & <150m² Non Residential Component	**A1.1** Buildings have a height of not more than that stated are preferred for the relevant precinct (Volume 3 of this Planning Scheme refers); **AND** **A1.2** Multi-storey premises comprising residential uses only, or including a non-residential component no greater than 150m², have a minimum setback of: (a) 6 metres to the principal street frontage for buildings no greater than 6 storeys or 25 metres in height (whichever is lesser); or (b) 7.5 metres to the principal street frontage for buildings greater than 6 storeys or 37.5 metres in height (whichever is lesser); and (c) 4.5 metres from any side street frontage; and **OR** **A1.3** Multi-storey premises comprising residential uses and a non-residential component greater than 150m²: (a) built up to the road frontage at ground storey level; and (b) with the minimum setbacks for the building above ground storey level being the same as those described in Acceptable Measure A1.2 above. **AND** **A1.4** Buildings comprising residential uses only, or including a non-residential component no greater than 150m², are wholly sited within the building envelopes defined as follows: (a) where no part of the building is higher than 25 metres, planes projected at 45 degrees from a height of 4.5 metres above ground level at 1.5 metres from the side and rear boundaries of the site for a horizontal distance of 6 metres into the site from the boundary (see Figure 4.4.4A); or (b) for any higher building, the same planes projected for a horizontal distance of 9 metres into the site at a point 1.5 metres from the side or rear boundary (see Figure 4.4.4B) with no part of the building higher than 37.5 metres. **OR**

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES

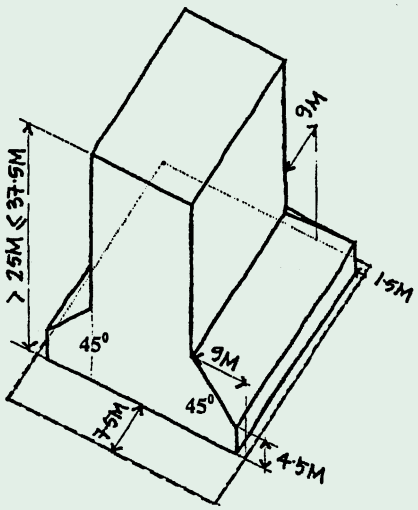

Figure: 4.4.4B Building Envelope for Multi-Residential >25m high <37.5m² with <150m² Non Residential Component

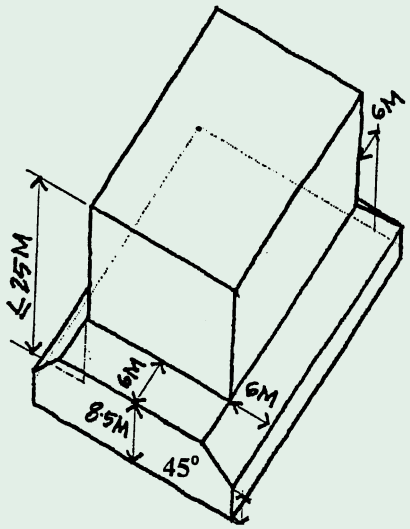

Figure: 4.4.4C Building Envelope for Multi-Residential <25m high & with >150m² Non Residential Component

A1.5 Buildings comprising of residential uses and including a non-residential component greater than 150m² wholly sited within the building envelopes defined as follows:

(a) where no part of the building is higher than 25 metres, planes projected at 45 degrees from a height of 4.5 metres above ground level at the front, side and rear boundaries of the site for a horizontal distance of 6 metres into the site from the boundaries (see Figure 4.4.4C); or

(b) for any higher building, the same planes projected for a horizontal distance of 9 metres into the site from the front, side or rear boundary (see Figure 4.4.4D), with no part of the building higher than 37.5 metres.

AND

A1.6 Any projections may occur outside of the building envelopes on side and rear boundaries only, provided that;

(a) balconies projecting up to 1.5 metres within the setback area where no part of the balcony is closer than 5 metres to a site boundary and the amenity of neighbours is unlikely to be reduced; and

(a) a total length equal to 25% of the length of the relevant facade and project not more than 20% of the relevant boundary setback;

AND

A1.7 Any part of the building above a height of 8.5 metres or 3 2 storeys (whichever is the lesser):

(a) has no facade horizontal dimension exceeding 40 metres; and

(b) has a floor plan area of not more than 1000 m²;

AND

A1.8 Where private open space is provided, the depth of that space from any adjoining wall to the north is a minimum of (2 + 0.9H metres), where H is the height of the wall in metres.

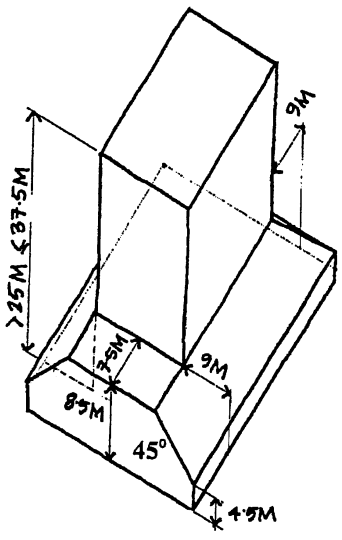

Figure: 4.4.4D Building Envelope for Multi-Residential >25m high <37.5m with <150m² Non Residential Component

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 Buildings must be composed to express appropriately designed base, middle and top levels when viewed from the street or surround-ing public open space as follows: (a) base levels of buildings must be designed to: (i) achieve interesting and welcoming facades along the frontages to public or semi-public streets or spaces, (ii) maintain or establish a pedestrian scale along such frontages, (iii) be enhanced by attractive soft landscaping of a nature, scale and density appropriate to the scale and nature of the premises and the street, (iv) screen basement or semi-basement car parking areas and service areas from view from streets and other public and semi-public spaces, and (v) help conserve or create cohesive streetscapes by sympathetically responding to the height and composition of adjacent buildings where such buildings are considered to be attractive and likely to remain for some time; (b) middle levels of buildings must be designed to: (i) create sculptured yet functional architecture which facilitates a transition from a pedestrian scale at street level to a larger scale appropriate to the character of the Precinct and the scale of the premises, (ii) create visual interest and identify and avoid the dominating and oppressive nature of expansive areas of blank wall, and (iii) help protect buildings and their occupants from excessive impacts of sunlight, heat and glare and reduce reliance on air-conditioning; and (c) top levels of buildings must be designed to: (i) add visual interest and distinction to the skyline, (ii) create an appropriate termination of the building, and (iii) conceal, screen or incorporate mechanical plant in a sculptural and attractive manner.	**A2** Measures appropriately addressing site-specific conditions for issues raised in the Performance Criterion, and clearly demonstrated to the Assessment Manager's satisfaction through a Built Form Analysis Report.

(5) On-Site Open Space

PURPOSE

To provide sufficient private open space for the recreational, service and storage needs of residents, with such open space designed and located to receive sunlight and well integrated with a living area of the dwelling, and to ensure that communal open space or recreational facilities provided for the use of residents is functional and can be economically and effectively maintained.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Dwellings must be provided with private open space (except where conversion of an existing building precludes such provision) in a form which facilitates: **(a) active use by residents;** **(b) adequate privacy;** **(c) access to some direct sunlight; and** **(d) convenient access from a main living area.**	**A1** Private open space is provided on the site consisting of: (a) a ground-level area of not less than 30 m^2 (having no dimension less than 4 metres) for each ground floor dwelling unit where such area is conveniently accessible from a living room within that unit; and (b) for each above-ground dwelling unit, a balcony having a minimum area of 15 m^2 with a minimum width of 2.5 metres, conveniently accessible from a living room in that unit, or a roof-top area (of the same minimum dimensions as for a balcony) directly connected to the dwelling.
P2 At least one part of the on-site open space area is provided as communal open space suitable for recreational activities such as barbeques, swimming, children's play and/or casual use.	**A2** Communal open space is provided with at least one continuous area of not less than 60 m^2 and having a minimum dimension of 5 metres, that is suitable and developed for any of swimming, barbeques, children's play and/or outdoor passive recreation.
P3 Appropriate fencing must be used adjacent to streets, walkways, laneways, alleyways, and the like, to define territory, protect privacy and amenity of private and communal open space, and provide for the casual surveillance of both properties and public thoroughfares.	**A3.1** Fencing of a carpark is erected so as to provide clear visibility into the site for the full height of the fence. **AND** **A3.2** Fencing of other sites/facilities is designed and erected so as to: • provide clear visibility into the site, through at least 50% of the surface of the fence above 1.2 metres in height; and • be located so that it does not inhibit views of entrances and exits to buildings; **AND** **A3.3** Solid front fences and walls to 1.8 metres high are limited to where; • the private/communal open space is in front of a building; or • traffic volumes exceed 6000 vehicles per day. **Provided that:** • the width is limited to a maximum of 50% of the frontage, where private open/communal space fronts the street; • some surveillance of the street is maintained from the building to satisfy Acceptable Measure A3.2 (as above), and • fences do not exceed 10 metres in length without some articulation or detailing to provide visual interest.

(6) Privacy and Acoustic Environment Amenity

PURPOSE

To limit overlooking of private open space and views into neighbouring dwellings and to ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The private open spaces and living rooms of adjacent dwellings must be protected from direct overlooking by means of dwelling layout, screening devices, distance or landscaping. **P2 Windows of one dwelling must not be located opposite the windows of another dwelling unless direct views are restricted or controlled by screening devices, distance or landscaping.**	(*in relation to P1 and P2*) **A1.1** Windows or balconies are screened or obscured where they face directly into the private open space of an existing adjoining dwelling. **Provided that:** (a) if screening is used, the view of the area overlooked is obscured within 9 metres or beyond a 45 degree angle from the plane of the wall containing the opening, measured from a height of 1.5 metres above floor level; (b) no visual screening is required for windows: • in bathrooms, toilets, laundries, storage rooms or other non-habitable rooms which have translucent glazing or sill heights of at least 1.5 metres; or • in habitable rooms which have sill heights 1.5 metres or greater above floor level or translucent glazing to any window less than 1.5 metres above floor level; or • in habitable rooms facing a property boundary where there is a visual barrier at least 1.5 metres high and the floor level of the room is less than 0.6 metres above the level of the ground at the boundary. This barrier may be a fence or screen, new landscape screening, or existing retained landscape. (c) no screening is required if balconies, terraces, verandah or decks: • have solid balustrades at least 1.5 metres high; • have translucent glazing at least 1.5 metres high; • if screening is used on balconies, terraces, verandahs or decks, it should extend from the floor to a minimum of 1.5 metres high, be not more than 25% transparent, and be constructed of durable material which is permanently fixed; • to habitable rooms facing a property boundary where there is a visual barrier at least 1.5 metres high and the floor level of the room is less than 0.6 metres above the level of the ground at the boundary. **AND** **A1.2** Windows and balconies of an upper-level dwelling designed to prevent overlooking of more than 50% of the private open space or a lower-level dwelling directly below and within the same development. **AND** **A1.3** Habitable room windows with a direct outlook to habitable windows in an adjacent dwelling within 9 metres: (a) have sill heights at least 1.5 metres above floor level; or (b) have fixed obscure glazing in any window pane which is less than 1.5 metres above floor level; or (c) are fitted with blinds, shutters or curtains.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment[1].	**A3** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P4 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places[1].	**A4** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P5 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to: • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism.	No Acceptable Measure nominated

[1] *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*

(7) Landscaping and Site Facilities

PURPOSE

To create a pleasant, safe and attractive living environment which is integrated into the streetscape and neighbourhood, and provides for suitably designed site facilities such as garbage bin enclosures, mail boxes, service meters, clothes drying areas, bike storage and external storage.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Landscaping provided to satisfy Element (2) P3 of this Code, must be designed, established and maintained to protect and enhance the amenity of residents, enhance the streetscape appearance of the development, and where practicable facilitate management and preserve significant vegetation features: (i) provides privacy between dwellings and for adjoining dwellings.	(*In relation to P1 and P2*) **A1** Site-specific measures apply to assessable development and are to be carried out in accordance with Council's Code for Landscaping (Design).
P2 On-site facilities must be designed to be physically convenient and not visually intrusive, blend with the development and street character, and require minimal maintenance, including: (a) open air clothes drying facilities screened from view from the street; (b) the number of television antennae and other receiving structures kept to a minimum, with, where appropriate, a receiver provided to serve all dwellings within a single building; (c) plumbing and drainage installations are concealed in enclosing ductwork so as not to be visually exposed; and	**A2** For assessable development site specific measures apply.
P3 Development must not cause unreasonable disturbance to any person, activity or fauna because of light emissions.	**A3** The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 1 lux when measured at any point 1.5 metres outside the boundary and at any level from Ground level.

(8) Waste Management[2]

PURPOSE

To ensure satisfactory waste management provisions are available to all residents.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE COLLECTION **P1 Premises must provide adequate methods for:** (i) the collection/disposal of waste which are hygienic, (ii) suitably located for use, (iii) easily serviced, (iv) work effectively, and (v) minimise impacts on the amenity of users, occupiers and neighbours of the premises.	WASTE CHUTES AND ACCESSORIES General **A1.1** Waste chutes and associated accessories are provided for the transport of waste from each floor level (used for residential purposes) to the waste storage area, which meet the following criteria: (a) are constructed of materials which are non combustible and non-corrosive or otherwise coated/treated with a non-corrosive compound and are of adequate strength for their purpose, and (b) the interior of the chute, any chute branch and joints have a smooth, impervious, non-corrosive surface and provide uninterrupted flow to the passage of waste, and (c) constructed to be insect and vermin proof, and (d) the whole of the waste disposal system, including all chutes, rooms, compartments and equipment, are constructed and installed so that the use and operation of the system does not at any time give rise to: • Transmission of vibration to the structure of the premises, or • Excessive odour - odour emissions do not cause a noticeable smell (in excess of 1 odour unit) beyond the disposal and storage points, or • Excessive noise. **AND** WASTE CHUTES **A1.2** Waste chutes meet the following criteria: (a) are cylindrical with a diameter of not less than 450mm, and (b) the bottom edge of the chute finishes at least 25mm below the level of the ceiling in the waste room with a maximum of 300mm between chute edge and any extension thereof and the top of the waste container, and (c) wherever possible, chutes are vertical throughout their length up to level of the highest hopper, and (d) discharge centrally above the waste container or compactor in the waste storage room, and (e) the chute shall be continued in full bore above the roof of the building, but not less than 600 mm above the level of the highest hopper, and (f) are fully supported at each floor level, and (g) are contained in fire rated shafts in compliance with the appropriate standards, and

Continued over page.

[2] *To demonstrate compliance with this element, Council may request the preparation of a Waste Management Plan in accordance with Planning Scheme Policy No 10 Preparation of Waste Management Plans.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 WASTE COLLECTION Continued	(h) each chute pipe shall have provision for: • access at appropriate levels to assist in clearing obstructions and cleaning, and • a nylon brush or similar appliance on a pulley system to allow cleaning of the chute, and (i) waste chutes shall be ventilated in a manner that ensures: • air does not flow from the chute through service openings, and • flow of air in the chute does not impede the downward movement of waste, and • where the chute is not continued to the full height of the building, a vent formed of non-combustible material having a minimum diameter of 150mm shall be provided. Such vent to be carried to a point of at least 2.0 metres above the eaves of the building or the eaves of any building within 10.0 metres. **AND** **A1.3** A shutter is fitted for closing off the chute in the case of fire or when the waste container is withdrawn, which is: (a) self closing, and (b) constructed of galvanised steel sheet or other approved metal, and (c) assembled with bolts, hinges or rollers of non-corrosive material so that it can be dismounted and re-assembled instantly if necessary, and (d) fitted with a fusible link for automatic operation in the case of a fire in the waste container or waste room, which is selected to operate at a temperature at least 5 degrees Celsius above the operating temperature of the automatic fire control system installed. **AND** **WASTE DISPOSAL POINTS** **A1.4** Hoppers for disposal of waste into waste chutes are provided on each residential floor and are located : (a) in a freely ventilated position in the open air, for example sheltered balconies or in a dedicated room (waste disposal room) (b) to be easily accessed by the occupants of each unit (c) separate from any habitable room or place used in connection with food preparation or living areas. **AND** **A1.5** Hoppers are designed and constructed: (a) to close off the service opening in the chute when the device is open for loading, and (b) between 1.0 metre and 1.5 metres above floor level, and (c) to automatically return to the closed position after use, and (d) to permit free flow of waste into the chute, and (e) not to project into the chute, and (f) for easy cleaning of the device and the connection between the service opening and the chute, and

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 WASTE COLLECTION Continued	(g) so that the largest dimension of the service opening (the diagonal of a rectangular opening) does not exceed .75 diameter of the chute with which the hopper is to be connected, and (h) with a surround on the wall around the hopper at least 300mm wide, made of glazed tiling or other impervious material which can be easily cleaned, and (i) so that the floor adjacent to the hopper is paved with a hard impervious material with a smooth finished surface. AND **A1.6** Each waste disposal room has the floor and walls finished with impervious material coved at all angles. AND **A1.7** Waste disposal rooms shall be ventilated.
WASTE STORAGE **P2 Premises must provide adequate areas:** (i) for the storage of waste items, (ii) in appropriate containers, (iii) which are suitably located for use, servicing and to minimise impacts on the amenity of users, occupiers and neighbours of the premises.	WASTE STORAGE AREAS (WASTE ROOMS) General **A2.1** Waste rooms are provided for the storage of waste in standard waste containers at the bottom of each waste chute which meet the following criteria: (a) are located at vehicle access level, preferably away from the main entrance to the building, and (b) waste containers are easily accessed for the direct disposal of bulky items to the waste container or a separate accessible enclosed area is provided at ground level for the disposal of bulky wastes, and (c) permit unobstructed access for removal of the containers to the service point and for positioning of the containers correctly in relation to the waste chute, and (d) are designed to be the service point or are located within 40 metres of the service point, and (e) are not located adjacent to or within any habitable room or place used in connection with food preparation or living areas, and (f) is of sufficient size to fully contain the required number of waste containers, and (g) all equipment in a fixed position in a waste room is located clear of walls and floors and shall be supported on suitable plinths or impervious legs, and (h) where container storage and drainage racks are provided, they are constructed of galvanised metal or other durable, impervious material. AND **A2.2** Waste rooms are designed and constructed to meet the following provisions: (a) doors are close fitting, self closing and not less than 820 mm wide, and (b) walls, doors and roof of each waste room are constructed of and lined with non-combustible and impervious material with a smooth finish and a fire resistance rating of one hour, and (c) the junctions of the walls with the floors shall be covered and the covering so formed to prevent damage to walls by containers, and

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 WASTE STORAGE Continued	(d) door frames are made of metal, hardwood or metal clad softwood, situated in an external wall, and (e) door frames are rebated with a lock capable of being activated from within the room without a key at all times, and (f) a hose cock and an adequate length of hand hose of a minimum internal diameter of 12 mm is provided immediately outside the room, and (g) unless refrigerated to below 4 degrees Celsius, the room has an approved mechanical exhaust system for ventilation or permanent, unobstructed natural ventilation openings direct to the external air not less than one-twentieth (1/20th) of the floor area. One half of such openings shall be situated at or near the floor level, and one half at or near the ceiling level, and (h) automatic sprinklers or other system for control of fire in the waste room which meets Australian Standards on Sprinkler Installations, and (i) the waste room is fly and vermin proof, and (j) the floor of the waste room is graded to fall to a drain located outside and adjacent to the waste room as close as practicable to the doorway, and (k) drainage is by means of a trapped gully connected to the sewer, and (l) gullies are positioned to avoid the track of waste container wheels, and (m) rainfall and other surface water can not flow into the waste room, and (n) artificial lighting is provided within the waste room, and (o) refrigerated rooms are fitted with an approved alarm device, located outside, but controllable only from within the room, and (p) All conduits are concealed in the floor, walls or ceiling. **AND** **WASTE CONTAINER WASH-DOWN** **A2.3** A waste wash-down area is provided for the regular cleaning of waste containers. This waste wash-down area meets the following criteria: (a) is incorporated into the waste storage area, or Is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area, and (f) A hosecock is located in the vicinity of the wash-down area.

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE SERVICING **P3 Waste service points and associated vehicle access must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, and minimise movement of containers for servicing, with minimal impacts on the amenity of users, occupiers and neighbours of the premises.**	**A3.1** A hardstand area is constructed on the property at or adjacent to the service point as a temporary waste storage area for waste containers awaiting servicing. This area is: (a) not located adjacent to or underneath the eating or living areas of any unit or neighbouring property, and (b) located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, and (c) of sufficient area to fully contain the required number of waste containers. AND **A3.2** Access from the waste room to the temporary storage area/ service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred. AND **A3.3** Waste service points which are accessed by entering the property are located so that: (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and (c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (e) sufficient height is allowed for servicing, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property. AND **A3.4** Where the service point is accessed by a private access roadway or entry to the property, this roadway: (a) is constructed to allow unobstructed access to the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and (e) minimises the need for reversing (maximum 40m), and (f) provides clear unimpeded vision for the driver for all vehicle manoeuvres. AND **A3.5** The kerbside is used as the service point, only for wheelie bin services (for recycling) and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are:

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 WASTE SERVICING Continued	(a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) clear of footpaths and pedestrian access, and (d) not in front of shop entrances or residential premises, and (e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse, and (h) serviced a maximum frequency of twice per week.
WASTE MINIMISATION **P4 Accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.**	**A4.1** Each waste disposal point includes recycling provisions for the separate collection of recyclable items which are: (a) of sufficient capacity to cater to the amount of material generated, (b) marked appropriately to distinguish the recycling containers, and (c) located on a hard, impervious and surface with a smooth finish. **AND** **A4.2.1** Sufficient space is provided in the temporary waste storage area for recycling bins to be placed awaiting servicing. **OR** **A4.2.2** Provision of a recycling area is made for the storage of an adequate number of standard recycling containers to cater to the number of units proposed. Each such recycling area: (a) is easily accessed and convenient to use, and (b) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, and (c)` is located within 40 metres of the servicing point and for steep properties is located adjacent to the service point, and (d) is not located adjacent to or underneath living areas or food preparation areas, and (e) is located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, and (f) is of sufficient area to fully contain the required number of containers, and (g) is a constructed hardstand area with screening, where the area permanently contains more than 2 standard wheelie bins or any other waste container. **OR** **A4.2.3** recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with Planning Policy No. 11, and which demonstrates the proposals satisfaction of the Performance Criteria.

4.5 Code for the Development and Use of Caravan and Relocatable Home Parks

PURPOSE

The purpose of this code is to ensure the development of Caravan Parks:

(a) so that acceptable levels of amenity are provided for on-site residents and the surrounding area,

(b) at suitable locations having regard to the proximity of the development site to visitor attractions (in the case of caravan parks), community services and facilities, and development infrastructure, and

(c) with acceptable levels of environmental impact generally.

NOTES

The State Government's "Guidelines on Good Design for Caravan Parks and Relocatable Home Parks - Solutions for Queensland" (or any subsequent equivalent document) together with the following element, is deemed to be the Code for the Development and Use of Caravan and Relocatable Home Parks.

(1) Element: Waste Management[1]

PURPOSE

To ensure satisfactory waste management provisions are available to all residents.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE STORAGE **P1 To provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are suitably located for use and servicing to minimise impacts on the amenity of users, occupiers and neighbours of the premises.**	**A1.1** Premises have a level area provided on the property for the permanent storage of waste and recyclable items in standard waste containers. The waste storage area is a constructed hardstand area located such that containers are not visible from passing vehicle and pedestrian traffic. OR **A1.2** Where the waste storage area caters for more than one dwelling unit, the waste storage area is: (a) a constructed hardstand area, and (b) screened by way of a screen fence or landscaping, and (c) is easily accessed and convenient to use, and (d) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, and

Continued over page.

[1] *To demonstrate compliance with this element,Council may request the preparation of a waste management plan in accordance with Planning Scheme Policy No 10 Preparation of Waste Management Plans*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 WASTE STORAGE Continued	(e) is not located adjacent to the living areas of existing neighbouring properties, and (f) is of sufficient area to fully contain the required number of waste containers, and located on land that each property, the waste storage area caters for, has control via access rights or ownership. AND **A1.3** For premises located on a battleaxe block a waste storage area is provided adjacent to the vehicle access point. AND **A1.4** Where waste services, other than kerbside wheelie bin services, are to be used, a service point for servicing of the waste containers is provided on the site such that: (a) the permanent waste storage area is also the service point and is located to allow servicing of the bins directly, or (b) a hardstand area is constructed at the service point for the temporary storage of waste containers awaiting servicing and this area meets acceptable measures A1.1 (d) and A1.1(f) and where servicing is more frequent than twice weekly A1.1(e). And (c) Access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred. AND **A1.5** A waste wash-down area is provided for the regular cleaning of waste containers. This waste wash-down area meets the following criteria: (a) is incorporated into the waste storage area or is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area, and (f) a hosecock is located in the vicinity of the wash-down area.
WASTE SERVICING **P2 Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, and minimise impacts on the amenity of users, occupiers and neighbours of the premises**	**A2.1** The kerbside is used as the service point, only for wheelie bin services and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are: (a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) clear of footpaths and pedestrian access, and (d) not in front of shop entrances or residential premises, and

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 WASTE SERVICING Continued	(e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and (h) serviced a maximum of twice per week. **AND** **A2.2** Waste service points which are accessed by entering the property are located so that: (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and (c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and (e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property. **AND** **A2.3** Where the service point is accessed by a private access roadway or entry to the property, this roadway : (a) is constructed to allow unobstructed access to and from the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and (e) minimises the need for reversing (maximum 60m depending on the site), and (f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.
WASTE MINIMISATION **P3 Accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.**	**A3.1** Each waste storage area includes recycling provisions and: (a) has sufficient space to store all the recycling containers within the waste storage area, and (b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s). **OR** **A3.2** Recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with Planning Policy No. 10, and which demonstrates the proposals satisfaction of the Performance Criterion.

(2) Element: Acoustic Environment Amenity

PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment[2].	**A1** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P2 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places[1].	**A2** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to: • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism.	No Acceptable Measure nominated

[2] *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*

4.6 Code for the Development and Use of Motels

PURPOSE

The purpose of this code is to encourage the development of motels:

(a) in locations which can adequately and conveniently serve travellers and visitors in the Shire. Such locations are those which:

- can be easily found from the Shire's major road and other transport networks;
- are in close proximity (or have relatively direct access) to tourist and other visitor attractions and facilities; and
- are served by adequate infrastructure.

(b) that contribute positively to the streetscape and townscape character of the Shire through:

- buildings being sited and designed to be compatible with the locality in which they are situated;
- signage being appropriate to the other elements of the premises and to the area's desired character;
- landscaping being attractive and integrated with the other aspects of the site development; and
- provision of adequate access, signage and lighting.

(1) Element: Site Suitability

PURPOSE

To provide for the siting of motels to be appropriate to the desired character of the area and with acceptable levels of access to meet the needs of its expected users.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The motel must be located: **(a) within close proximity to a major road and established urban area; and** **(b) without adversely affecting the amenity of the locality.**	**A1** The motel is sited: • adjacent to or within 400 m of a sub-arterial or higher order road; • at a location which enables convenient and satisfactory vehicle access, • away, or buffered, from any use that is incompatible with residential use, and • so as to be located within, adjoining or not more than 1 km from a business area or tourist facility.
P2 The site must have a sufficient area and appropriate dimensions to accommodate: • **the siting and construction of buildings;** • **the provision of open space;** • **vehicle access; and** • **vehicle parking**	**A2.1** The site has a minimum area of 1000 m^2 and a road frontage of at least 20 m. **AND** **A2.2** The development complies with Council's *Code for Transport, Traffic and Parking*.

(2) Element: Building Siting and Design

PURPOSE

To provide for flexibility in the siting and design of buildings which maintain a scale, height, bulk and orientation appropriate to the character and amenity of the locality, and provide an acceptable level of comfort and amenity for users.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Building heights must be in keeping with the desired character of the relevant Precinct, or similar to those existing in the street, with higher buildings or parts of buildings sited back from the street.	**A1.1** Premises have a height and density of not more than that stated in the preferred maximum density provisions for the relevant precinct (refer to Volume 3 of this Planning Scheme for Mixed Housing and Multi-storey Residential Precincts).
P2 Motels must provide appropriate and convenient provisions for the disposal of waste and recycable items, which work effectively and minimise impacts on the amenity of users, occupiers and neighbours of the premises.	**A2.1** Motels which are less than or equal to 3 storeys in height meet the acceptable measures of Element 4 of the Code for Low-rise Multi-unit development. **OR** **A2.2** Motels that exceed 3 storeys in height meet the acceptable measures of Element 9 of the Code for Multi-storey Residential premises.
P3 New motel buildings in residential areas must be well back from site boundaries and the street and appropriately oriented, designed and landscaped in order to: • reduce bulk and overbearing; • minimise direct overlooking of the main living areas of adjoining residences • allow for efficient use of the site, • enable landscaping to be provided at the front of the site, and • provide any residents on adjoining land with an adequate sense of visual and acoustic privacy.	**A.3.1** In residential areas: (a) side and rear setbacks are equal to half the height of the building and not less than 3 m, except in accordance with Acceptable Solution A4.1 below; and (b) walls are built to within 1.5 m of side and/or rear boundaries where: (i) the maximum wall height is 3 m; (ii) the wall contains no openings or windows infilled with translucent or opaque materials and with sills a minimum of 1.5 m above the floor level of the room in which they are provided, and (iii) the maximum wall length is 50% of the length of the adjoining property boundary. (c) A 9m minimum separation (or 12 m where above first floor level) is provided to windows of habitable rooms of facing dwellings on adjoining land. **AND** **A3.2** Direct views into the private open space areas of dwellings on adjoining land are screened or obscured. **AND** **A3.3** Screening or obscuring is provided by: (a) 1.8 m high solid fences or walls along the boundaries of the site; and/or (b) landscape screening either by existing dense vegetation or new planting. **AND**

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 continued	**A3.4** The building is setback as follows: • 10 m to an Arterial Road, or • 20 m to a Rural Road, or • 6 m to a residential street.
P4 Landscaping must be established to: • enhance the appearance of the premises from the street, • assist in buffering the premises from surrounding residential premises, and • meet the relevant performance criteria of Council's Code for Operational Works - Landscaping.	**A4.1** An area of not less than 20% of the total area of the site is landscaped. **AND** **A4.2** Fences and walls are designed with similar or compatible materials to those used in existing attractive premises in the locality. **AND** **A4.3** Development complies with the provisions of Council's Code for Landscaping Design.
P5 The location and quality of lighting on buildings, signs and the site generally must be designed to minimise glare into any adjoining residential buildings.	**A5** Lighting levels comply with Australian Standard AS 4282.

(3) Element: Streetscape

PURPOSE

To provide for the design and development of motels to:

- create attractive streetscapes;
- reinforce the functions of a street;
- enhance the amenity of existing buildings;
- be sensitive to the built form, landscape and environmental conditions of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The building must be integrated into the existing or proposed streetscape character.	**A1.1** The building is setback an equal or greater distance than adjoining buildings and landscaped in accordance with the provisions of Element (2) of this Code. **AND** **A1.2** Buildings have a maximum unarticulated length of 15 m to the street frontage. Punctuation by bay windows, verandahs, balconies or wall offsets is considered to be adequate articulation.
P2 Building height in relation to the street frontage maintains a scale compatible with surrounding premises, or is otherwise in keeping with the desired character of the precinct.	**A2** The differences in building height between existing adjoining buildings and new buildings is no more than one storey at the front façade of the buiiing, or is at a height that is consistent with the desired character of the precinct.

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 Buildings must be designed to take into account relevant features that determine the prevailing character of the surrounding streetscape.	**A3** Building design, roof form, detailing and materials visible from public areas that are not in strong visual contrast with the character of attractive buildings in the locality.

(4) Element: Acoustic Environment Amenity

PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment[1].	**A1** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P2 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places[1].	**A2** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to: • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism.	No Acceptable Measure nominated

[1] *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*

4.7 Code for Home-Based Business

PURPOSE

The purpose of this code is to:

(a) Ensure the development of a home-based business does not have a detrimental impact upon the local environment and amenity nor undermine the viability of the Shire's centres,

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

(c) Ensure premises, and associated signage, remains small scale and is not visually intrusive.

NOTES

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

(2) In addition to the Maroochy Plan provisions for home-based businesses, certain provisions contained in Council's Local Laws (for example noise nuisance), or requirements in State Government legislation, (for example the *Environmental Protection Act 1994*), may be applicable.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
FLOOR AREA **P1 The use is limited to a small area of the Detached house and/or a small part of the site on which the house is located.**	**A1.1** If the home-based business or part of the business is conducted in or under a detached house, building(s) or structure(s) the total floor area used (whether temporarily or permanently) does not exceed 50m^2. **AND** **A1.2** The site area (external to the detached house and/or building/ structure(s)) used for the home-based business (including any area used for carparking associated with the home-based business) is not greater than 10% of the area of the lot on which the detached house is located, or 80m^2 (whichever is the lesser).
SIGNAGE **P2 Signage must be limited to a single, small and relatively unobtrusive identification sign[3] at or within the frontage of the site.**	**A2.1** Only one sign is provided on the site which is an identification sign and is less than 0.3m^2. **AND** **A2.2** Where located or attached on a building, advertisements are positioned within the external edges of the building element or structure to which they are applied, including; • awnings and facias, • walls, parapets and gables, • handrails and columns, and • doors and windows. **AND** **A2.3** Advertisements do not extend over 2 or more building or structural elements or cover decorative elements.
VISUAL IMPACT **P3 The use conducted on the site must not be visually intrusive.**	**A3.1** Except in the case of trade person's storage, horticultural nurseries, florists, market gardens, and carparking associated with the home-based business, the home-based business is conducted entirely within a building. **AND** **A3.2** In the case of trade person's storage, horticultural nurseries, florists and market gardens, that part of the site used for the home-based business is located at the rear of the Detached house and any vehicle, stored equipment or materials are screened from view from all public places and adjoining residential premises.

Continued over page.

[3] *As defined in the Code for Design and Siting of Advertisements.*

<table>
<tr><td>VISUAL IMPACT
P3 The use conducted on the site must not be visually intrusive.</td><td colspan="2">A3.1 Except in the case of trade person's storage, horticultural nurseries, florists, market gardens, and carparking associated with the home-based business, the home-based business is conducted entirely within a building.
AND
A3.2 In the case of trade person's storage, horticultural nurseries, florists and market gardens, that part of the site used for the home based business is located at the rear of the Detached house and any vehicle, stored equipment or materials are screened from view from all public places and adjoining residential premises.
AND
A3.3 There is no public display of goods on the premises visible from outside the premises, or goods for sale from the premises.
AND
A3.4 Any commercial vehicle parked on the site, does not exceed 4 tonnes gross weight.</td></tr>
<tr><td>RESIDENTIAL AMENITY
P4 No traffic or waste is generated, or load imposed on any public utility, greater than that which is normally associated with a Detached house.</td><td colspan="2">A4.1 The home-based business does not require an environmental authority (approval or licence) or development approval for an environmentally relevant activity.
AND
A4.2 The activity is not a notifiable activity (for contaminated land provisions) under the Environmental Protection Act 1994.
AND
A4.3 In precincts (other than a Town Centre, Village Centre, Local Centre or Industrial precinct), there are no more than 6 business related trips to the premises per day.
AND
A4.4 Storage areas for waste and recyclable items are provided in accordance with Element 13 of the Code for Detached houses and Display homes.
AND
A4.5 Where the expected amount of waste generated exceeds 30kg per collection per standard wheelie bin service, allowance is made for the provision of additional standard waste containers.
AND
A4.6 The home based business involves at least one resident of the dwelling unit and no more than one non resident employee.</td></tr>
<tr><td rowspan="6">CAR PARKING
P5 Parking areas required for the use must:
• not cause a parking or traffic problem in the area,
• provide sufficient and convenient parking to accommodate the use,
• be designed and located to provide adequate and safe all weather road access for customers/clients of the use,
• be landscaped to screen vehicles from the road/street and adjoining premises,
• be designed and constructed to reflect the character of the precinct.</td><td colspan="2">A5.1.1 For self-assessable or code assessable development, on-site parking is provided as follows:</td></tr>
<tr><td>Circumstance</td><td>Number of car parking spaces required (in addition to the spaces required for the detached house)</td></tr>
<tr><td>Where the home-based business attracts no more than 6 business related vehicles to the premises per day, OR Where no more than 1 business related vehicle is present at the premises at any time.</td><td>0 spaces</td></tr>
<tr><td>Where 2 business related vehicles are present at the premises at any time.</td><td>1space</td></tr>
<tr><td>Where 3 business related vehicles are present at the premises at any time.</td><td>2 spaces</td></tr>
<tr><td>Where more than 3 business related vehicles are present at the premises at any one time.</td><td>1 space for each business related vehicle present at the premises at any time, minus 1 space</td></tr>
<tr><td></td><td>For each non-resident employee working at the site at any time.</td><td>1 space in addition to the spaces required above.</td></tr>
</table>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
CAR PARKING **P5 contined**	OR **A5.1.2** For impact assessable development – site specific measures apply. AND **A5.2** Where parking is required to be provided on the site: • car parking spaces are provided at the front of the site, or at an otherwise easily accessible location, to be convenient for use by customers/clients at all times, and • where sites abut any road/street indicated on the Road Hierarchy Map 2.2 (other than Local Streets and Minor Collector Streets) - car parking spaces, driveway access and turning areas, required for the home-based business, are designed in accordance with AS2890.1-1993 and vehicles enter and exit the site in a forward gear. AND **A5.3** Where more than 1 business related parking spaces are provided, the parking spaces are landscaped or fenced to screen the vehicles from the road/street and adjoining premises. AND **A5.4** Vehicle access (including a driveway or access easement), manoeuvring and loading/unloading areas are drained in such a way that adjoining and down stream land is not adversely affected and constructed and maintained as follows: • In Rural precincts – sealed with concrete, asphalt or pavers. • In all other precincts – sealed with concrete or asphalt.
HOURS OF OPERATION **P6 The use must be conducted only during times when surrounding residents are not likely to be disturbed.**	**A6** Work is conducted outside the dwelling and vehicles associated with the home-based business visit the site, only between the hours of: • 7.00 am to 7.00 pm, Monday to Friday (not including Public Holidays), and • 8:00 to 4:00 Saturday.
ACOUSTIC ENVIRONMENT AMENITY **P7 Emissions of sound beyond the boundary of the site do not cause environmental (noise) nuisance to nearby residential land or other noise sensitive places.**	**A7.1** Except in the case of trade person's storage, horticultural nurseries, florists, market gardens and car parking associated with the home based business, the home based business is conducted entirely within a building. AND **A7.2** Noise from use is not audible beyond the site boundaries outside the hours 7am to 7pm. AND **A7.3** A maximum of 6 people are gathered on the site in conjunction with the home based business at any one time. AND **A7.4** In rooms used in conjunction with the home based business, all openings (such as doors and windows) facing surrounding noise sensitive places can be sealed over with acoustically solid coverings. AND **A7.5** All plant and equipment associated with the use is enclosed and located at the furthermost practical point from adjoining noise sensitive uses.

4.8 Code for Bed and Breakfast Accommodation

PURPOSE

The purpose of this code is to facilitate and encourage the development of low-key, small-scale and affordable short-stay accommodation at suitable locations and in an acceptable form throughout the Shire having regard to the need to:

- integrate this type of development into the locality so that the area's character and amenity are protected;
- provide for the well being of residents and visitors of bed and breakfast accommodation facilities; and
- ensure these types of facilities are properly managed.

(1) Element: Location

PURPOSE

To encourage the siting of Bed and breakfast accommodation facilities in areas where an acceptable level of amenity and visual character for residents of the locality is able to be maintained.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The site must have easy, safe and convenient access from the major road network.	No Acceptable Measure is nominated
P2 The site is situated where the amenity and visual character of the locality will be maintained.	**A2** The site does not adjoin any other site used, or approved for use, for Bed and breakfast accommodation.

(2) Element: Siting, Design and Density of Premises

PURPOSE

To provide for an acceptable standard of tourist accommodation which is low key and small-scale in nature and protects the level of privacy and amenity of residents of the premises and of any adjoining premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Bed and breakfast accommodation is provided without adversely affecting the amenity of neighbouring residences, or adjoining land uses.	**A1.1** The site is a minimum area of 800 m^2 in urban areas and 10 ha in rural Precincts and the Sustainable Rural Residential Precinct. **AND** **A1.2** In rural Precincts and the Sustainable Rural Residential Precinct, free standing buildings and structures used for Bed and breakfast accommodation are sited no closer than 150 metres to any boundary which adjoins land being used for commercial rural production.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 continued	**AND** **A1.3** The maximum amount of accommodation made available to guests is: (a) four bedrooms where in an urban precinct; or (b) a total of six bedrooms, whether in a detached house or in cabins, where in a rural precinct or the Sustainable Rural Residential Precinct.
P2 Adequate guest car parking is accommodated on-site.	**A2** Parking is provided at a rate of 1 space per guest suite in addition to that required for the house.
P3 Bed and breakfast accommodation is provided without detrimentally impacting on the privacy and amenity of the residents of the premises and an appropriate level of service is provided to guests.	**A3.1** Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host household. **AND** **A3.2.1** (a) The bedrooms provided for guests are in the same building as the kitchen, bathing and toilet facilities provided for the guests and the accommodation of the owner; and (b) the only cooking facilities available to the guests are those within and normally used by the residents of the house; and (c) at least one substantial meal is offered to guests each day. **OR** **A3.2.2** In a Rural Precinct or the Sustainable Rural Residential Precinct accommodation is provided in cabins or other secondary buildings on the site and one or more of the following are provided for common use: • bathing facilities, • toilet facilities, • cooking and/or dining facilities, • lounge room facilities; • and at least one substantial meal is offered to guests each day
P4 The scale and bulk of buildings and other structures provided on the site for the Bed and breakfast accommodation are visually unobtrusive and do not adversely affect the amenity of the locality.	**A4.1.1** The accommodation is provided within the existing building(s). **OR** **A4.1.2** In urban precincts: (a) any new buildings or other structures have a height and floor area equal to or less than the existing house; and (b) the total site coverage for all the existing and new buildings and structures on the site is less than 50%; and (c) new buildings or other structures do not result in overshadowing for more than 3 hours between 9am and 3pm on 21 June or for more than 20% longer than existing, or overlooking, of the living areas of adjoining residential premises. **OR** **A4.1.3** In a rural Precinct or the Sustainable Rural Residential Precinct, any new buildings or other structures have a height and a total floor area less than that of the existing detached house.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P5 The siting and design of any new buildings and other structures are in character with and complement existing attractive buildings in the area, including the existing house.	**A5** The architectural style and materials used in any new buildings or other structures match those used in the existing house and/or other buildings and structures in the locality.
P6 Signage is limited to a single, small and relatively unobtrusive sign at or within the frontage of the site.	**A6.1** The street number of the premises is displayed in a prominent position on the fence of the premises or the building, together with the bed and breakfast logo/name. AND **A6.2** The sign does not exceed a size of 0.5 m^2. AND **A6.3** The logo/name may be illuminated if it is displayed on the building and then only with an incandescent globe with a small wattage.

(3) Element: Landscaping

PURPOSE

To ensure landscaping is undertaken to a high quality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The landscaping: • **is of a high quality and presentation,** • **is based on the natural and sub-tropical character of the Shire rather than an imported theme,** • **retains, uses and features native vegetation as the major planting theme,** • **uses natural materials and colours to integrate the development into the surrounding environment,** • **provides attractive landscaped settings for the enjoyment and appreciation of tourists.**	**A1** For assessable development, landscaping complies with the Code for Landscaping Design.

(4) Element: Use of Premises

PURPOSE

To provide for Bed and breakfast accommodation facilities that are operated in a manner that does not adversely affect the amenity of the locality and ensures the health and welfare of guests.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Accommodation is provided for short-term stay only.	**A1** Visitors stay no more than 14 consecutive nights.
P2 An adequate, safe and reliable water supply is available to the premises for the use of guests and the preparation of food.	**A2** Where not in an area serviced by reticulated water, the premises are provided with a reliable supply of potable water that includes on-site storage of at least 5,000 litres per guest able to be accommodated on the premises.

(5) Element: Impact on Rural Activities

PURPOSE

To ensure that Bed and breakfast accommodation facilities do not adversely affect rural activities or production.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The development does not adversely impact on rural activities or production.	**A1.1** In rural Precincts, where accommodation is not contained within a Detached house, the accommodation is not located on land included in the Agricultural Protection designation in the Strategic Plan. **AND** **A1.2** In rural Precincts, where the accommodation is not contained in a Detached house and a rural use is occurring on the site or adjoining land, the accommodation and facilities are not located within: (a) 25 metres from where animals are housed; and (b) 50 metres from where agricultural chemicals are used or stored; and (c) 50 metres from where petroleum products are stored.
P2 Driveway lengths are minimised so as to avoid adverse impact on surrounding amenity, vegetation and good quality agricultural land.	No Acceptable Measure is nominated

(6) Element: Waste Management

PURPOSE

To ensure satisfactory waste management provisions are available to all residents and users.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE STORAGE **P1 Premises have adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use, minimise movement of containers for servicing and are of minimal impact to the amenity of users, occupiers and neighbours of the premises.**	**A1.1** Premises, utilising kerbside wheelie bin servicing, have a level area provided on the property for the permanent storage of waste and recyclable items in standard waste containers. The waste storage area is a constructed hardstand area located such that containers are not visible from passing vehicle and pedestrian traffic and is within 40 metres of the service point (kerbside). AND **A1.2** For premises located on a battleaxe block or on a site having a slope of 15% or more, a waste storage area is provided adjacent to the vehicle access point. AND **A1.3** Where waste services, other than kerbside wheelie bin services, are used, a service point for servicing of the waste containers is provided on the site such that: (i) The permanent waste storage area is also the service point and is located to allow servicing of the bins directly, or (ii) A hardstand area is constructed at the service point for the temporary storage of waste containers awaiting servicing and this area: (a) is not located adjacent to the living areas of neighbouring properties, (b) is located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, where servicing is to be more than twice weekly, (c) is of sufficient area to fully contain the required number of waste containers. (iii) Access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred. AND **A1.4** Where the premises utilises more than 6 waste and/or recycling containers, a waste wash-down area is provided for the regular cleaning of waste containers and meets the following criteria: (a) is incorporated into the waste storage area, or is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area. and (f) a hosecock is located in the vicinity of the wash-down area.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE SERVICING **P2 Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact on the amenity of users, occupiers and neighbours of the premises**	**A2.1** The kerbside is used as the service point, only for wheelie bin services and sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are: (a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) clear of footpaths and pedestrian access, and (d) not in front of shop entrances or other residential premises, and (e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and (h) serviced a maximum of twice per week. AND **A2.2** Waste service points which are accessed by entering the property are located so that: (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and (c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and (e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property. AND **A2.3** Where the service point is accessed by a private access roadway or entry to the property, this roadway: (a) is constructed to allow unobstructed access to and from the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and (e) minimises the need for reversing (maximum 60m depending on the site), and (f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE MINIMISATION **P3 Accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.**	**A3** Each waste storage area includes recycling provisions and: (a) has sufficient space to store all the recycling containers within the waste storage area, and (b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s).

(7) Element: Acoustic Environment Amenity

PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment.[1]	**A1** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P2 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places.	**A2** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to: • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism.	No Acceptable Measure nominated

[1] *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*

4.9 Code for Caretaker's Residence

PURPOSE

The purpose of this code is;

(a) to ensure caretaker's residences are used for genuine caretaking or property management purposes, and are able to provide an acceptable level of residential amenity for their occupants.

(b) to ensure development (including associated infrastructure and any ancillary buildings) has due regard for environmental values, does not unduly impact on the ecological processes and biodiversity of the Shire, and does not adversely impact Wetlands, Waterways and Fish Habitat Areas;

(c) to minimise the risks to buildings and the natural environment that may result from inadequate identification and management of acid sulfate soils; and

(d) to ensure acceptable levels of flood immunity for people and buildings.

(1) Element: Design of Caretaker's Residence

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Not more than one caretaker's residence is provided on the site, notwithstanding that the site may comprise more than one lot or more than one use.	**A1** Only one Caretaker's residence is established on the site.
P2 The Caretaker's residence must be occupied by a person having responsibility for the security, maintenance and/or management of non-residential activities conducted on the same site, and if applicable, that person's immediate family.	**A2** The Caretaker's residence is occupied either by the proprietor, manager or caretaker of the non-residential use on the same site, together with any immediate family of that person.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 The caretaker's residence must be ancillary to the non-residential premises on the same site.	**A3.1** The Caretaker's residence has a gross floor area of not more than 100m^2. **AND** **A3.2** The Caretaker's residence does not have a separate land title from the balance area of the site.
P4 Except where ancillary to the rural use or within a multiple dwelling complex, the caretaker's residence must be provided with private open space that is useable, adequately screened from the primary activities on the site, and directly accessible from the dwelling unit.	**A4.1** The Caretaker's residence contains an area of private open space which is directly accessible from a habitable room and (a) (i) if at Ground level, has an area of not less then 50m^2, with no horizontal dimension of less then 4 metres, or (ii) if a balcony, verandah or deck, has an area of not less than 15m^2, with no horizontal dimension of less then 2.5 metres. (b) is screened (if at ground level, by a minimum 1.8 metre high solid fence or wall) or sited away from view from other activities on the site.

(2) Element: Height and Siting of Caretaker's Residence

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Caretaker's residences must not cause significant loss of amenity to adjacent land and dwellings having regard to: • overshadowing, • privacy and overlooking, • views and vistas, • building character and appearance, and • building massing and scale as seen from neighbouring premises.	**A1.1** Caretaker's residences are not higher than 2 storeys. **AND** **A1.2** Caretaker's residences are not higher than: (a) 10.0 metres on land with a slope of 15% or more, as identified on Regulatory Map 1.3 (the Steep and Unstable Land Special Management Area), or (b) 8.5 metres otherwise.
P2 Caretaker's residences must be sited such that no significant loss of amenity to adjacent land and dwellings occurs having regard to: • overshadowing, • privacy and overlooking, • views and vistas, • building character and appearance, and • building massing and scale as seen from neighbouring premises.	A2.1 In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community Precincts the minimum street setback (including corner lots) is 6 metres. **AND** A2.2 In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community precincts the minimum street setback for carports (including corner lots) is 4.5 metres.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 Caretaker's residences must be sited such that no significant loss of amenity to adjacent land and dwellings occurs having regard to: • overshadowing, • privacy and overlooking, • views and vistas, • building character and appearance, • building massing and scale as seen from neighbouring premises, • the typically open or forested rural landscape in which buildings are a minor element, • maintaining an open visual landscape dominated by natural elements, rather than built structures, and • Environmental (noise and dust) nuisance.	**A3.1** In Sustainable Rural Residential precincts the minimum street setback (including garages and carports) is 10.0 metres (including corner lots). **AND** **A3.2** In Sustainable Rural Residential precincts the minimum side and rear setback for swimming pools, garages and carports associated with a Caretaker's residences is: (a) 1.5 metres (where the building is 4.5 metres in height or less), or (b) 2.0 metres (where the building is higher than 4.5 metres but not more than 7.5 metres), or (c) 2.5 metres (where the building is higher than 7.5 metres) plus 0.5 metres for every 3.0 metres or part exceeding 7.5 metres. **AND** **A3.3** In Rural precincts the minimum street setback (including garages and carports and including corner lots) is: (a) 20.0 metres (where not fronting a State Controlled Road), or (b) 40.0 metres (where fronting a State Controlled Road). **AND** **A3.4** In Rural precincts the minimum side and rear boundary setback (including swimming pools, garages and carports) is: (a) On sites less than or equal to 2.0 hectares - 3.0 metres for all buildings, and (b) On sites greater than 2.0 hectares - 20.0 metres for residential buildings (ie. buildings containing habitable rooms) and 10.0 metres for all other buildings.
P4 Caretaker's residences are sited such that there is no significant loss of amenity for residents in areas of new development due to the operation of cane trains.	**A4.1** Caretaker's residences are setback from a cane train line a minimum of 40 metres and a minimum of 100 metres from level crossings and sidings.
P5 Caretaker's residences must be sited to avoid or minimise adverse environmental impacts caused by erosion, increased stormwater runoff, loss of vegetation, and intrusion into important elements of the Shire's visual landscape.	**A5** Caretaker's residences are not erected on land having a slope of 25% or more.

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(3) Element: Protection and Management of Waterways, Wetlands and Fish Habitat Areas

PURPOSE

To provide for the protection and enhancement of the ecological values and processes, environmental values (as defined in Volume 1 or declared under an environment protection policy or regulation pursuant to the *Environmental Protection Act 1994*) and functions of waterways, wetlands and fish habitat areas, by protecting and managing water quality, hydrological regimes, stream integrity and biodiversity.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 A buffer is maintained to protect and enhance the environmental values, ecosystem services and visual amenity of waterways, wetlands and fish habitat areas, having regard to: • fauna habitats; • adjacent land use impacts; • stream integrity; • sustainable aquatic and wetland ecosystems; • recreational amenity; and • the amenity of adjoining residential land.	**A1.1** (a) A vegetated buffer is provided of the following width, as measured from the top of the defining bank (refer Figure 4-2.1.2(c) in the Code for Waterways and Wetlands): (i) 25m for a waterway shown as stream order 3 or above; or (ii) 10m for a waterway shown as stream order 1 or 2; as shown on Figure 4-2.1.2(a) in the Code for Waterways and Wetlands. **OR** (b) For waterways where a revetment wall exists, all buildings and structures higher than 1.0m are set back 4.5m from the property boundary adjoining the waterway. **AND** **A1.2** (a) A minimum vegetated buffer width of 25m is provided around the perimeter of any wetland shown on Figure 4-2.1.2(b) in the Code for Waterways and Wetlands. **OR** (b) For lots less than 2000m^2 all buildings and structures higher than 1.0m are set back 4.5m from the property boundary adjoining the wetland. **AND** **A1.3** All existing native vegetation within the buffer established under A1.1(a) or A1.2(a) is retained and, is supplemented using locally indigenous plant species so that a locally representative community is provided.

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(4) Element: Acoustic Environment Amenity

PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment.[1]	**A1** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P2 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places.[1]	**A2** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to: • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism.	No Acceptable Measure nominated

[1] *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*

(5) Element: Special Requirements in relation to Acid Sulfate Soils and Potential Acid Sulfate Soils

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development (including associated infrastructure and any ancillary buildings) must be sited and constructed: (a) to avoid the exposure or creation of acid sulfate soils; (b) to minimise impacts of acid sulfate soils on the structural integrity of the dwelling; and (c) to minimise impacts of acid sulfate soils on environmentally sensitive areas on or adjacent to the premises.	**A1.1** Development on a site below the 20 metre AHD contour identified on Regulatory Map 1.4 does not involve any excavation or filling is carried out below the water table (ie requires dewatering). **AND** **A1.2** Development on a site at or below the 5mAHD contour identified on Regulatory Map 1.4 does not involve any filling of land with 500m^3 or more of material at an average depth of 0.5metres or greater. **AND** **A1.3** Where development is on a site below 20 metre AHD contour identified on Regulatory Map 1.4, any underground infrastructure at or below 5m AHD (eg footings, plumbing and drainage) is constructed using materials which are resistant to the by-products of acid sulfate soils (eg; PVC or plastic coated drainage pipes, or acid resistant concrete).

(6) Element: Vehicle Parking and Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Residents must be able to park on-site safely.	**A1.1** A covered carparking space is provided for the Caretaker's residence in addition to the carparking spaces provided for the Detached house.

(7) Element: Waste Management

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Dwellings must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use, minimise movement of containers for servicing and are of minimal impact to the amenity of users, occupiers and neighbours of the premises.	**A1.1** A level area is provided on the site for the storage of waste and recyclable items in standard waste containers.

(8) Element: Water Supply for Bushfire Emergency

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development on land within a Bushfire Prone Area must have a sufficient supply of water for firefighting purposes, including: • connection to a reticulated water supply scheme if available, with conveniently located hydrants, or • where a reticulated supply is not available, the provision of a dam, water tank or swimming pool having sufficient capacity for water pumping in times of bushfire.	**A1.1** In a Bushfire Prone Area, as shown on Regulatory Map 1.7, premises are connected to a reticulated water supply having a water pressure compiling with the Queensland Water Resource Commission "Water Supply Guidelines" for firefighting in times of bushfire emergency. **OR** **A1.2** In a Bushfire Prone Area, as shown on Regulatory Map 1.7, premises have a dam, on-site water tank or swimming pool having a total minimum capacity of 45,000L for firefighting purposes in times of bushfire emergency.

(9) Element: Flooding

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Floor levels of Detached houses and Display homes are provided at a height above flood levels at which the safety of people on the site is maintained and potential damage to property on the site is minimised.	**A1.1** In any Flood Prone or Drainage Constraint Area as shown on Regulatory Map No 1.5: (a) no new Detached houses or Display homes are constructed other than extensions to existing buildings; or (b) the floor levels of all habitable rooms are the greater of: (i) 2.5m AHD (to provide protection from storm surge events); or (ii) 400mm above the 100 year ARI flood level; or (iii) where design flood levels have not yet been determined – 600mm above the highest recorded flood level; other than extensions to existing buildings where the floors of existing habitable rooms are below the levels nominated. **OR** **A1.2** Net filling In any Flood Prone or Drainage Constraint Area as shown on Regulatory Map No 1.5 does not exceed 50m^3.

4.10 Code for Retirement Villages and Residential Care Facilities

PURPOSE

The purpose of this code is to provide for development and use of Retirement villages and Residential care facilities at suitable locations which provide for:

- the changing levels of independence and care needed by people over time;
- attractive, comfortable, safe and secure living environments;
- the need for older people to have access to accommodation within the general area in which they have established vital social linkages;
- convenient accessibility to every day commercial services, public transport and social activities;
- visual compatibility with the desired character of the locality in which the premises are situated;
- unacceptable environmental and amenity impacts on surrounding premises to be avoided or mitigated;
- development and use to be within the infrastructure capacity of the locality; and
- to ensure that the design of such accommodation is of a human scale, is in harmony with the surrounding area and not institutional in character so that as far as possible a 'homely' living environment is produced.

NOTES

Approval and registration of a Retirement Village and/or a Residential Care Facility is also necessary under the provisions of the either the *Retirement Villages Act 1999* and/or the Commonwealth *Aged Care Act 1997*.

(1) Element: Site Location

PURPOSE

- To provide for Retirement villages and Residential care facilities at locations which are easily accessible to commercial and community facilities and are within easy walking distances public transport facilities.
- To ensure the construction of Retirement villages and Residential care facilities respects physical site constraints and is in keeping with the desired character, amenity and infrastructure capacity of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must be located in an area that is consistent with the desired precinct character (as described in Volume 3) in which it is situated, and have close and convenient access to: • every day commercial facilities, • community facilities, and • public transport (or alternative private transport) facilities.	A1 Retirement Villages and Residential Care Facilities are located: • on any site within a Centre precinct, Mixed Housing precinct, or Multi-storey residential precinct or, • In Master Planned Community Precincts where Retirement Villages and/or Residential care facilities are located in accordance with an approved Local Area Master Plan or, • In Neighbourhood Residential and Hillslope Residential Precincts – where located on sites which: – adjoin land in a Mixed Housing or Multi-storey Residential precinct, or – are wholly or mainly within 400 metres of a Centre precinct
P2 Premises (including vehicle and pedestrian access for staff, residents or visitors) must be designed, sited and constructed to respect and be visually integrated into the streetscape and the natural surroundings whilst ensuring: • maintenance, where possible, of natural landforms and vegetation, • development is not visually intrusive, particularly from ridge lines, public open spaces, major tourist roads and other critical vantage points, outside of the site, • land is capable of proper drainage so as not to adversely impact on water quality, • development occurs on less steep parts of the site that do not unacceptably increase the visibility of the buildings from adjacent areas and in a form that allows natural landforms and vegetation to be maintained as much as possible, • maintaining natural drainage patterns (for both surface flows and groundwater), and • minimising erosion potential.	A2 Development is carried out in accordance with all other applicable codes in the planning scheme, including (but not limited to) the following codes: • Code 2.1.4 for Development on Steep and Unstable Land, • Other relevant Environmental Management Codes, • Code 2.6 Operational Works Code Element 4..

(2) Element: Site Size & Density

PURPOSE

To provide for Retirement villages and Residential care facilities to be sited on lots having areas and dimensions which meet user requirements, allow the design of pleasant, attractive and energy efficient living and recreation environments, respect the amenity of the surrounding area, and maintain the intended role and desired character of the precinct in which they are situated.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must have an area and dimensions suitable to enable the siting and construction of accommodation and support facilities, the provision of open space, vehicle access and parking, and protection of any environmentally sensitive areas .	**A1.1** Development is on a site having an area and dimensions which, after adequate provision for any environmentally sensitive areas, enable accommodation, recreation and other support facilities, landscape and buffer areas, utility areas, and vehicle access and parking to be provided on the site in accordance with the other provisions of this code and other applicable codes. **AND** **A1.2** Development is of a scale that is consistent with the Precinct intent (Volume 3 of this Planning Scheme refers).
P2 The number of dwelling units and/or Residential care beds developed on the site must be consistent with the desired character of the precinct in which it is situated, and the site's physical conditions, environmental characteristics, setting and infrastructure provision.	**A2.1 For Retirement villages** – the number of dwelling units on the site does not exceed: • the preferred maximum density stated for the precinct in which the site is situated (Volume 3 of this planning scheme refers), or • where a preferred maximum density is not stated - a Dwelling Unit Factor of 500, (whichever is the greater), and taking into account any specific environmental requirements of the site. **AND** **A2.2 For Residential care facilities** - the number of care beds on the site does not exceed: • the preferred maximum density stated for the precinct in which the site is situated (Volume 3 of this Planning Scheme refers) , or • where a preferred maximum density is not stated - a Dwelling Unit Factor of 500, (whichever is the greater), and taking into account any specific environmental requirements of the site.

(3) Element: Accessibility

PURPOSE

To ensure access to community, recreation, emergency, social, health and support services required to meet the range of residents' needs.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must provide management and/or care services.	**A1** Management and/or community, recreation, emergency, social, health and support services are provided.
P2 Premises must be developed to ensure easy pedestrian and wheelchair access to community, recreation, social, health and support services that are provided on the site.	**A2** No dwelling is more than 250 metres walking distance from recreation, social, health and support services that are centrally located on the site.

(4) Element: Building Siting & Design

PURPOSE

To provide for the scale, height and length of buildings and walls relative to front, side and rear boundaries to be of a character appropriate to the locality, particularly in meeting requirements for accessibility, privacy and daylight by residents of the premises and of adjacent premises, and to ensure building siting and design has due regard to the natural environmental features and values and the character of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must be sited and designed to take into account the relationship to adjoining premises, as well as the contextual relationship with the locality, which establish the overall setting of the site, including: • topography and site features including vegetation; • natural drainage lines, services and easements; • existing buildings; • the location and amenity of adjacent buildings and premises; • townscape character and context; • items of natural conservation or heritage value; and • views and vistas.	**A1.1** Development complies with: • the Performance Criteria of Part 3, A1 (Neighbourhood Design) and B2 (Building Appearance and Neighbourhood Character), and • the Performance Criteria and Acceptable Solutions of Part 3, A2 (Street network), of the *Queensland Residential Design Guidelines* (QRDG) **AND** **A1.2** Buildings have a height of not more than: • 2 storeys and 8.5 metres, or • the preferred maximum building height stated in the relevant precinct (part 3 of this Planning Scheme refers), whichever is the greater. **AND** **A1.3** The length of unarticulated elevations of buildings, fences or other structures visible from street or public open space is no greater than 15 metres. **AND** **A1.4** Buildings are not more than 40 metres long, without articulation to provide cross-block ventilation, articulation, light and visual relief provided by way of: (a) separation between buildings on a site, of no less than 4 metres for buildings with a maximum height of two storeys or 8.5 metres and 6 metres for buildings with a maximum height of 3 storeys; or

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Continued	(b) a courtyard or recess of the main face of the building of no less than 4 metres wide by 4 metres deep for buildings with a maximum height of two storeys or 8.5 metres and 6 metres deep for buildings of a maximum height of 3 storeys. **AND** **A1.5** Buildings are setback a minimum of: • In Residential Precincts (other than Sustainable Rural Residential Precincts) or Master Planned Community Precincts – 6 metres, • In Sustainable Rural Residential Precincts – 10 metres, • In Rural Precincts – 20 metres, • In Town Centre Core, Town Centre Frame or Village Centre Precincts – as per the Code for Town and Village Centres, • In Local Centre Precincts – as per the Code for Local Centres and General Stores, from the Retirement village/Residential care facility site road frontage.
P2 Site planning must ensure parking areas are designed and located to ensure safe and convenient access to parking, loading/unloading and manoeuvring areas to meet all user requirements.	**A2.1** Resident and visitor car parking spaces are located on the site in ways that provide convenient access to the parts of the premises for which they are provided, ie: • conflict between circulating vehicles, parked vehicles and pedestrian movements must be minimised, • separate, but coordinated residents, staff and visitors car parking may be provided, • for Residential care facilities – one (1) permanent Van parking bay is set aside, and made available at all times, for a doctors vehicle, ambulance or a hearse. **AND** **A2.2** Parking areas are designed and constructed, and parking spaces provided, in accordance with the *Code for Transport, Traffic and Parking*.
P3 The site must be serviceable by ambulance and for medical treatment and fire-fighting in emergency situations.	**A3.1** The internal street network provides for easy and convenient emergency vehicle access and manoeuvring to all accommodation buildings on the site.
P4 Landscape and recreation areas must be sufficient to satisfy provision of the following: • private open space for Retirement Village and Residential Care Facility bedrooms; • useable communal open space situated at or near the ground level for the benefit of all on-site users; • buffering to any existing or likely future adjoining incompatible uses; • vegetation for the purposes of providing amenity, visual interest, shading, buffering and screening which complements the prevailing character of the surrounding area; and • outdoor furniture.	**A4.1** The provision of landscape and recreation area (not inclusive of internal roads, stormwater management devices, carparking, or the like) of not less than 30% of the area of the site, and including: **For each Retirement village dwelling unit:** • a courtyard or similar private open space area, not less than 20m² and with a minimum dimension of 3.0 metres, and has a grade not greater 5%, and is directly accessible from the living area at ground floor level, and • a balcony or similar private open space area, not less than 10m² and with a minimum dimension of 2.5 metres, directly accessible from the living area at first floor and higher level . **For each Residential Care Facility:** • for 20% of care rooms, a courtyard, balcony or similar private open space area, not less than 10m², and with a minimum dimension of 2.5 metres, and is directly accessible from the room, is provided. **AND** **A4.2** A densely planted landscape strip is established and maintained, in accordance with the 2.3 Code for Landscaping Design (other than Elements 6 and 7), between any side or rear boundary, and any:

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P4 Continued	• building (other than Retirement village dwelling units), • outdoor use area, • service yard, or • vehicle storage facility (eg. caravan storage), with such strip having a minimum width of: • 10 metres where adjoining an Industry Precinct (except where a 10 metre wide buffer is provided on the Industry premises); or • 3 metres otherwise. **AND** **A4.3** A minimum 1.8 metre high, visually attractive and durable screen fence is erected and maintained along the full length of any side or rear boundary. **AND** **A4.4** A densely planted minimum 2 metre wide landscape strip is established and maintained, in accordance with the 2.3 Code for Landscaping Design (other than Elements 6 and 7), between any vehicle parking area and any adjoining site boundary.
P5 Provision must be made for common indoor community and recreation area that has facilities suitable for use for recreational and social events, and is of a size adequate to meet the needs of residents on the site.	**A5.1** For Retirement villages - site specific measures apply. **AND** **A5.2** For Residential care facility - there is no compliance requirement.
P6 Essential household service facilities, including storage and telephone, must be conveniently available to residents.	**A6.1** For Retirement villages – a household storage space of at least $8m^3$ is provided in each dwelling unit. **AND** **A6.2** For Residential care facility - a communal storage space of at least $2m^3$ per bed is provided. **AND** **A6.3** Public telephones and mailboxes are provided in close proximity to a communal facility or area.

(5) Element: Safety and Security

PURPOSE

To provide personal and property security for residents and visitors and promote feelings of personal and community safety.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must be designed to have some dwellings which overlook public and communal streets and other communal areas in order to provide opportunities for casual surveillance.	**A1** Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 Appropriate lighting must be provided to allow clear visibility along all pedestrian paths between public and communal areas, parking areas and building entries (without causing a glare nuisance for dwellings) and emergency egress routes; while building entries must provide a sense of security for both residents and visitors.	**A2.1** Bollard or overhead lighting is provided along all footways, and roads, and through all car parking areas, which achieves lighting levels of at least Category 2 in compliance with *Australian Standard AS 1158*. AND **A2.2** For a Residential care facility - external lights are provided and controlled by light photo cell devices. AND **A2.3** For a Retirement village – building design allows visitors who approach the front door to be seen without the need to open the door.
P3 Landscaping must not present a security risk by screening doors, windows and major paths from view and providing concealment opportunities near parking areas, paths and building entries.	A3 Landscaping along paths and near building entries and car parking areas avoids use of plant species which comprise dense foliage between the heights of 0.5 metres and 1.8 metres when mature.
P4 The site and individual dwellings must be clearly identifiable by visitors and emergency vehicles.	**A4.1** The entrance to the site, and individual house numbers, are clearly signed. AND **A4.2** Clear directional on-site signage is provided where the premises comprise more than 10 dwelling units.

(6) Element: Acoustic Environment Amenity

PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment.[1]	**A1** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.
P2 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places.[1]	**A2** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.

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[1] *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to: • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism.	No Acceptable Measure nominated

(7) Element: Waste Management[2]

PURPOSE

To ensure satisfactory waste management provisions are available to all residents.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	(In relation to P1, P2 and P3) As an alternative to the acceptable measures in this Element - development is carried out in accordance with a Waste Management Plan prepared in accordance with Planning Scheme Policy No. 10 which demonstrates the proposals satisfaction of P1, P2 and P3 and addresses all issues identified in the acceptable measures.
P1 Premises must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are suitably located for use, servicing and to minimise impacts on the amenity of users, occupiers and neighbours of the premises	**Individual wheelie bins** **A1.1** Each residential unit has a level area provided for the permanent storage of waste and recyclable items in standard waste containers. The waste storage area is a constructed hardstand area located such that containers are not visible from passing vehicles and pedestrian traffic. OR

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[2] *To demonstrate compliance with this element, Council may request the preparation of a waste management plan in accordance with Planning Scheme No 10 - Preparation of Waste Management Plans.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Continued	**Shared wheelie bins** **A1.2** Where the waste storage area caters to more than one residential unit, the waste storage area: (a) is a constructed hardstand area, and (b) is screened by way of a screen fence or landscaping (where the area accommodates more than 2 standard wheelie bins or any other waste container), and (c) is easily accessed and convenient to use, and (d) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, and (e) is not located adjacent to the living areas of existing neighbouring properties, and (f) is large enough to fully contain the required number of waste containers, and (g) is located on land that each property, the waste storage area caters for, has control via access rights or ownership. **OR** **Waste Containers** **A1.3** Where waste services (other than kerbside wheelie bin services) are to be used, service points for servicing of the waste containers are provided on the site such that: (a) the permanent waste storage area is also the service point and is located to allow servicing of the bins directly, or (b) a hardstand area is constructed at the service point for the temporary storage of waste containers awaiting servicing and this area meets acceptable measures A1.2 (e) and A1.2(f) (above) and where servicing is more frequent than twice weekly A1.2(b) (above), and access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred. **AND** **A1.4** A waste wash-down area is provided for the regular cleaning of waste containers that meets the following criteria: (a) is incorporated into the waste storage area, or is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area (other than during washing times), and (f) a hosecock is located in the vicinity of the wash-down area.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE SERVICING **P2 Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact on the amenity of users, occupiers and neighbours of the premises.**	**A2.1** A waste collection service is provided directly to each Retirement Village dwelling unit and Residential Care Facility bed by: (a) internal waste collection is provided by site management/body corporate, or (b) allowing direct access to each dwelling unit for kerbside collection. AND **A2.2** The kerbside is used as the service point, only for wheelie bin services and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are: (a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) clear of footpaths and pedestrian access, and (d) not in front of shop entrances or residential premises, and (e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and (h) serviced a maximum of twice per week. AND **A2.3** Waste service points which are accessed by entering the property are located so that: (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and (c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and (e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres. AND **A2.4** Where the service point is accessed by a private access roadway or entry to the property, this roadway: (a) is constructed to allow unobstructed access to and from the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE SERVICING **P2 Continued**	(e) minimises the need for reversing (maximum 60m depending on the site), and (f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.
WASTE MINIMISATION **P3 Premises must accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.**	**A3.1** Each waste storage area includes recycling provisions and: (a) has sufficient space to store all the recycling containers within the waste storage area, and (b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s). **AND** **A3.2** Where premises accommodate more than 20 dwelling units, recycling provisions are in accordance with an approved Waste Management Plan prepared in accordance with Planning Scheme Policy No. 10 which demonstrates the proposals satisfaction of the Performance Criteria.

4.11 Community Residence Code

PURPOSE

The purpose of this code is for assessing a material change of use for Community residence.

The proposed use has a scale, intensity, level of amenity and impact no greater than that of existing adjacent residential dwelling units.

In that regard, for the purposes of assessing Community residence, reference must be made to the applicable acceptable measures of 4.1 Code for the Development of Detached Houses and Display Homes.

(1) Element: Siting and Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The community residence is located so as to ensure that the amenity of established residential neighbourhoods is protected.	**A1** Only one dwelling unit including any Community residence is established on the site.

(2) Element: Operational Characteristics

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The operation of the community residence does not detrimentally impact on the privacy and amenity of adjacent residents	**A1.1** The maximum number of residents is seven, including one support worker. **AND** **A1.2** One support worker is permitted to reside on the premises at any time. **AND** **A1.3** The maximum number of support workers attending any day time activity shall not exceed seven over a 24 hour period.

(3) Element: Building Height

P1 The height of the community residence and associated buildings does not cause significant loss of amenity to adjacent residential development having regard to: **(a) overshadowing** **(b) privacy and overlooking;** **(c) views and vistas;** **(d) building character and appearance; and** **(e) building massing and scale as seen from neighbouring premises.**	**A1.1** Other than in the Blackall Range Planning Area[1], building height above ground level, does not exceed: (a) 10.0 metres on land with a slope of 15% or more, as identified in the Steep and Unstable Land Special Management Area (Regulatory Map 1.3); or (b) 8.5 metres otherwise.

(4) Element: Signage

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Signage must be limited to a single, small and relatively unobtrusive identification sign at or within the frontage of the site.	**A1** Only one sign is provided on the site which is an identification sign and is less than 0.3m^2.

(5) Element: Parking

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Sufficient parking spaces are provided on the site to accommodate resident and visitor vehicles.	**A1.1** Resident and visitor parking are provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.

(6) Element: Services and Utilities

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The community residence is provided with essential urban infrastructure commensurate with its location	**A1.1** In all precincts except the Rural Precinct Class, the community residence is connected to reticulated water supply, sewerage, stormwater drainage and telephone services. **A2** In the Rural Precicnt the community residence is connected to an on-site effluent treatment and disposal system, on-site water supply, telephone services and electricity supply in accordance with Planning Scheme Policy No.5 – Operational Works[2]

[1] *Height limits in the Blackall Range Planning Area are set out in Element 15 of 4.1 Code for the Development of Detached Houses and Display Homes.*

[2] *Where on-site sewerage treatment is permitted the management of sewerage generated on site must comply with the Plumbing and Drainage Act 2002, the On-site Sewerage Code and Australian/ New Zealand Standard 1547:2000 (on site domestic wastewater management).*

(6) Element: Landscaping

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Landscaping complements and enhances the existing streetscape character by providing planting that – **(a) conceals service, car parking and loading areas of the development;** **(b) facilitates privacy for occupants of the site and adjoining premises;** **(c) utilises indigenous vegetation as the major planting theme; and** **(d) provides attractive landscaped settings for the enjoyment and appreciation of residents and visitors.**	**A1.1** Planted areas along the frontage of the site are provided and maintained at a minimum width of two metres (2 metres), excluding the access driveway. **AND** **A2** The selection of plant species does not include any weed species or plants identified as "Plants not to be used" in the Schedule to Code 2.3 for Landscaping Design.

(7) Element: Waste Separation

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's cleaning contractor and waste is collected, stored and disposed of in a safe and ecologically sustainable manner.	**A1** Waste storage areas are provided for the collection and separate storage of recyclable and non-recyclable waste and vegetative waste. **AND** **A2** A clinical and related waste management plan must be prepared where required under the *Environmental Protection (Waste Management) Regulation 2000*[3] .

[3] *Schedule 9 of the Environmental Protection (Waste Management) Regulation 2000 states that a hospital has the meaning given by the Health Services Act 1991, and includes a hospice.*

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