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Part 8 Use Codes

8.1 Introduction

8.1.1 Purpose

- (1) This Part provides Use Codes that regulate self-assessable development and assessable development for a particular purpose (e.g. Detached House Code).
- (2) Applicable Use Codes relevant to the assessment of development for a particular purpose are identified in the respective Material Change of Use Development Assessment Tables contained in section 4.2.2 of Part 4 (Development in Planning Areas) or a Structure Plan.

8.1.2 Structure

- (1) In this Part, Use Codes have been grouped into Residential Uses, Rural Uses, Business and Commercial Uses, Industrial Uses, and Other Use categories.
- (2) Each Use Code provides:
 - (a) overall outcomes which constitute the purpose of the code;
 - (b) specific outcomes that contribute to the achievement of the overall outcomes;
 - (c) acceptable solutions (for self-assessable development as indicated by an asterisk); and
 - (d) probable solutions (for assessable development).

8.1.3 Compliance with the Use Codes

- (1) Self-assessable development that complies with the acceptable solutions for self-assessable development, complies with the applicable Use Code.

8.2 Bed and Breakfast Code

8.2.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Bed and Breakfast Code.
- (2) The Overall Outcomes sought for the Bed and Breakfast Code are as follows:
 - (a) low-key, small scale and affordable short stay accommodation is provided;
 - (b) accommodation is located in areas that are readily accessible to the touring public without impacting upon amenity and scenic quality;
 - (c) the siting and design of development is compatible with its setting and avoids possible conflicts with adjacent land use;
 - (d) bed and breakfast and rural holiday accommodation operate at a standard consistent with the accommodation needs of the touring public; and
 - (e) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

8.2.2 Specific Outcomes

(1) Specific Outcomes for Bed and Breakfast and Rural Holiday Accommodation

Specific Outcomes ¹		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Location and Site Suitability			
O1	<p>The site:</p> <ol style="list-style-type: none"> (a) is within easy walking distance (or in rural areas, driving distance) of the beach, natural features, or other visitor attractions; (b) is visible or otherwise in close proximity to transport facilities or routes likely to be used by visitors; and (c) has easy, safe and convenient access from the major road network. 	S1.1*	<p>Where the site is included in the Rural Precinct, the site:</p> <ol style="list-style-type: none"> (a) is within 10 kilometres of a township, river, lake or tourist attraction; and (b) has frontage to a road of at least a rural access street standard, as identified on Map 9.2 (Caloundra City Functional Road Hierarchy (Rural)) of the Parking and Access Code. <p>OR</p> <p>Where the site is not included in the Rural Precinct, the site:</p> <ol style="list-style-type: none"> (a) is within 400 metres of a business centre, railway station, public transport stop, beach, river or tourist attraction; and (b) fronts or is within 100 metres of a sub-arterial road, as identified on Map 9.1 (Caloundra City Functional Road Hierarchy (Coastal Urban)) or Map 9.2 (Caloundra City Functional Road Hierarchy (Rural)) of the Parking and Access Code.
Impact on Rural Activities			
O2	<p>The development does not adversely impact on rural activities or production.</p>	S2.1*	<p>Accommodation is contained within the detached house.</p> <p>OR</p> <p>Where accommodation is not contained within a detached house, the accommodation is not</p>

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>located on Good Quality Agricultural Land as defined by <i>State Planning Policy 1/92: Development and the Conservation of Agricultural Land</i>.</p> <p>Where the accommodation is not contained in a detached house and farming activity is occurring on the site or adjoining land, the accommodation and facilities are not located within:</p> <p>S2.2*</p> <ul style="list-style-type: none"> (a) 25 metres from where animals are housed; (b) 50 metres from where agricultural chemicals are used or stored; and (c) 50 metres from where petroleum products are stored.
Temporary Accommodation	
O3 Accommodation is provided for short-term stay only.	S3.1* Guests stay no more than 14 consecutive nights.
Parking and Access	
<p>O4 Guests' vehicles are accommodated on the site in a safe and convenient manner through:</p> <ul style="list-style-type: none"> (a) provision of an adequate number of on-site parking spaces; and (b) appropriate layout and design of access, parking and manoeuvring areas. 	<p>S4.1 No probable solution prescribed.</p> <p>Note:</p> <p><i>Section 9.12 (Parking and Access Code) sets out requirements for parking, access and vehicle manoeuvring.</i></p>
Services and Utilities	
<p>O5 An adequate, safe and reliable water supply is available to the premises for the use of guests and the preparation of food.</p>	<p>S5.1* The premises is connected to the reticulated water supply system.</p> <p>OR</p> <p>Where not in a water supply area, the premises is 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 premise.</p> <p>S5.2 Infrastructure is provided in accordance with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure).</p>
<p>O6 A best practice approach to effluent disposal is adopted to:</p> <ul style="list-style-type: none"> (a) maintain acceptable public health standards; and (b) avoid environmental harm. 	<p>S6.1* The premises is connected to the sewerage system.</p> <p>OR</p> <p>Where the premises is not connected to the sewerage system, an adequate standard of on-site treatment and disposal of effluent is provided.</p> <p>Note:</p> <p><i>The Plumbing and Drainage Act 2003 sets out the requirements for on-site effluent disposal.</i></p>

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes for Bed and Breakfast

Specific Outcomes I		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Extent of Use			
O7	The total use area within the detached house used for accommodation does not: <ul style="list-style-type: none"> (a) compromise the primary use of the detached house as a private permanent residence (i.e. the use remains ancillary to the detached house); and (b) adversely impact upon the residential amenity of the locality. 	S7.1*	At least one bedroom within the detached house is excluded from use by guests.
		S7.2*	Where the site is in the Rural Precinct (on an allotment exceeding 6,000m ²), the maximum number of bedrooms used to accommodate guests is 4.
		OR	
		S7.3*	Where not otherwise specified, the maximum number of bedrooms used to accommodate guests is 2.
			Where the site is in the Rural Precinct (on an allotment exceeding 6,000m ²), the maximum number of guests accommodated at any one time is 8.
		OR	
			Where not otherwise specified, the maximum number of guests accommodated at any one time is 4.
Built Form/ Appearance			
O8	The appearance of the development is consistent with the style and character of the surrounding local area.	S8.1*	The bed and breakfast operates from the detached house.
Guest Facilities			
O9	Guest accommodation and facilities are contained in a detached house.	S9.1*	Bedrooms provided for guests are in the same building as the kitchen, bathing and toilet facilities utilised by the residents of the detached house.
		S9.2*	The only cooking facilities available to guests are those within and used by the residents of the detached house.
		S9.3*	Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host family or other guests.
		S9.4*	A separate bathroom and toilet facility is provided within the dwelling house for the exclusive use of guests.

(2) Specific Outcomes for Rural Holiday Accommodation

Specific Outcomes		Probable Solutions	
Location and Site Suitability			
O10	Development is located in appropriate locations avoiding and taking account of geographical constraints	S10.1	The site is not identified on a Planning Area Overlay Map as being subject to the: <ul style="list-style-type: none"> (a) Habitat and Biodiversity Overlay; or (b) Flood Management Overlay; or

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Specific Outcomes		Probable Solutions	
		(c) Bushfire Hazard Management Overlay; or (d) Steep Slope/Stability Overlay.	Buildings, structures, driveways and parking areas are sited and designed so as to be sympathetic with the existing topography or physical features of the site and its surrounds.
O11	The area of the site is sufficient to accommodate the use without detracting from the rural character and amenity of the locality.	S11.1	The site is at least 4 hectares in area.
Intensity of Use			
O12	The size, scale and density of accommodation do not overwhelm or detract from the rural character and amenity.	S12.1	Building heights and total gross floor areas do not exceed that of the detached house on the site.
		S12.2	Where cabins are proposed: (a) the GFA does not exceed 100m ² per cabin; (b) site density does not exceed 4 cabins per hectare; and (c) the maximum number of cabins on any given site does not exceed 12.
Building Siting and Design			
O13	Guest accommodation and associated uses are sited to ensure that: (a) the privacy of neighbours or surrounding dwellings is not adversely affected; and (b) they do not unduly dominate when viewed from the road and surrounding properties.	S13.1	New buildings or other structures are sited so as not to overlook the living areas of neighbouring or surrounding residential premises.
		S13.2	Buildings, car parking areas and other activity areas are set back at least 10 metres from any boundary of the site.
O14	The design and external finish of buildings: (a) is in character with, and complements the style of, existing buildings in the area, including the existing detached house; and (b) is not highly reflective of sunlight.	S14.1	The architectural style and materials used for any new building: (a) match those used in the existing detached house or other buildings in the locality; or (b) are of a traditional design and form and use neutral or other subdued colours or finishes so as to be visually unobtrusive.
		S14.2	Low reflectivity roofing and building materials are used.
Guest Facilities			
O15	An acceptable standard of facilities is provided for guests.	S15.1	Guest accommodation is self contained. OR A common area or building is provided for meals and other facilities.
Landscaping			
O16	Landscaping on the site: (a) utilises indigenous vegetation as the major planting theme; (b) integrates the development into the surrounding environment; and (c) provides attractive landscaped settings for the enjoyment and appreciation of guests.	S16.1	No probable solution prescribed. Note: Section 9.7 (Landscaping Code) sets out requirements for landscaping.

8.3 Caravan Park Code

8.3.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Caravan Park Code.
- (2) The Overall Outcomes sought for the Caravan Park Code are as follows:
- (a) high quality facilities for short term visitors and long term residents are provided;
 - (b) caravan parks and relocatable home parks are well located, promoting convenient access to services and facilities required to support residents' needs;
 - (c) appropriate standards for services and amenities are specified;
 - (d) development which positively contributes to the local streetscape character and the broader townscape is promoted;
 - (e) caravan parks and relocatable home parks do not adversely impact on residential amenity;
 - (f) caravan parks and relocatable home parks that are predominantly intended for retirement housing are:
 - (i) located where residents can have easy and direct access to the neighbourhood, public transport, services and facilities;
 - (ii) supported by the social infrastructure required to meet residents' needs;
 - (iii) site topography and site design promotes ease of movement, safety and legibility for residents and visitors; and
 - (iv) the comfort, safety, security, individuality, privacy and wellbeing of residents is promoted; and
 - (g) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

8.3.2 Specific Outcomes

(1) Specific Outcomes for Caravan Parks and Relocatable Home Parks

Specific Outcomes ¹		Probable Solutions	
Design and Layout			
O1	The overall design and layout of the caravan park or relocatable home park ensures that residents are provided with a high quality living environment.	SI.1	The proposal complies with the Acceptable Solutions in the <i>Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1998</i> , published by the Department of Communication and Information, Local Government, Planning and Sport.
		<p><i>Note:</i></p> <p>Where the provisions in this Code (from Specific Outcome O2 onwards) are different to the <i>Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1998</i>, the provisions in this code prevail.</p>	
Location and Site Suitability			
O2	The caravan park or relocatable home park is located: <ol style="list-style-type: none"> (a) in an area with convenient access to community services and facilities; and (b) within convenient and safe walking distance to public transport routes. 	S2.1	The development is located: <ol style="list-style-type: none"> (a) within 1 kilometre of a business centre; or (b) within 500 metres of a public transport stop. <p>OR</p> <p>The caravan or relocatable home park is provided within a private bus service with regular, convenient and affordable return</p>

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹		Probable Solutions
		transport to commercial and community facilities.
O3	The caravan park or relocatable home park is suitably located to avoid land that is subject to geographical constraints.	<p>S3.1 Development is not located on land that is identified on a Planning Area Overlay Map as being subject to the:</p> <ul style="list-style-type: none"> (a) Flood Management Overlay; (b) Bushfire Hazard Management Overlay; (c) Steep Slope/Stability Overlay; and (d) Habitat and Biodiversity Overlay.
O4	The site used for a caravan park or relocatable home park is an appropriate size and has suitable levels of accessibility.	<p>S4.1 The site:</p> <ul style="list-style-type: none"> (a) is at least 1 hectare in area in the case of a caravan park; (b) is at least 2 hectares in area in the case of a relocatable home park; and (c) has a road frontage of at least 20 metres. <p>S4.2 Roads to which the site has access:</p> <ul style="list-style-type: none"> (a) have a minimum reserve width of 20 metres; (b) are fully constructed with kerb and channel and bitumen paving for the full frontage of the site; and (c) are capable of accommodating any projected increase in traffic generated by the development.
O5	The caravan park or relocatable home park is located and designed so that residents and users are not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance.	<p>S5.1 The site is not within:</p> <ul style="list-style-type: none"> (a) 200 metres of land included in the Industry Precinct Class; and (b) 50 metres of a major arterial or arterial road. <p>S5.2 The caravan park or relocatable home park is not located on land where soils are contaminated by pollutants that represent a health or safety risk to residents.</p> <p><i>Note:</i></p> <p><i>Section 9.8 (Nuisance Code) sets out road traffic and railway noise specification for new development.</i></p>
Amenity		
O6	The caravan park or relocatable home park does not impact on the amenity of adjoining residential areas.	<p>S6.1 A 3 metre wide landscaped buffer strip is provided to the front, side and rear boundaries of the site.</p> <p>S6.2 A 1.8 metre high solid screen fence is provided along any boundary adjoining a residential use or land included in the Residential Precinct Class.</p> <p>S6.3 Pools and other potentially noisy activities or mechanical plant are not located where they adjoin residential uses.</p>

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Internal Access and Circulation	
O7 The design of internal vehicle and pedestrian access promotes convenient and safe access and movement throughout the site.	S7.1 The design of internal access roads and footways and location of visitor parking areas comply with the following:
Specific Outcomes¹	Probable Solutions
	<ul style="list-style-type: none"> (a) vehicular access to each site is via shared internal accessways which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians; (b) accessways are designed to discourage vehicle speeds in excess of 15 kilometres/hour; (c) the accessway and footpath system together provide adequate access for service and emergency vehicles to each site and connect sites with amenities, recreational open space and external roads; (d) internal accessways comply with the following: <ul style="list-style-type: none"> (i) carriageway width is not less than 6 metres for two way traffic and not less than 4 metres for one way traffic; (ii) the verge width on both sides is not less than 1.5 metres; (iii) culs-de-sac have turning bays at the end capable of allowing conventional service trucks to reverse direction with maximum of two movements; (iv) all internal roads are sealed to the carriageway widths stated above; and (e) internal footpaths are a minimum width of 1.2 metres (internal footpaths may be accommodated within the carriageway of internal accessways serving 10 sites or less).
Parking	
O8 Sufficient and convenient parking is provided on-site for residents and visitors.	S8.1 The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code . S8.2 Visitor parking is located with direct access to the entry driveway and is located and sign-posted to encourage visitor use. <i>Note:</i> Section 9.12 (Parking and Access Code) sets out the requirements for the design of parking, access and manoeuvring areas.
Landscaping	
O9 Landscaping on the site: <ul style="list-style-type: none"> (a) utilises indigenous vegetation as the major planting theme; (b) integrates the development into the surrounding environment; and (c) provides attractive landscaped settings for the enjoyment and appreciation of residents and guests. 	S9.1 No probable solution prescribed. <i>Note:</i> Section 9.7 (Landscaping Code) sets out requirements for landscaping.
Services and Utilities	
O10 The caravan park or relocatable home park is provided with essential urban infrastructure.	S10.1 Each caravan site or relocatable home is connected to: <ul style="list-style-type: none"> (a) the reticulated water supply; (b) the sewerage system; and

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

S10.2

(c) underground electricity reticulation.

Infrastructure is provided in accordance with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

Specific Outcomes ¹		Probable Solutions	
O11	On-site facilities are provided for the storage and collection of refuse, with such facilities: (a) located in convenient and unobtrusive positions; and (b) capable of being serviced by the Council's cleansing contractor.	S11.1	No probable solution prescribed.
Design for Safety			
O12	The design and layout of the site promotes casual surveillance and a safe and secure living environment.	S12.1	No probable solution prescribed. <i>Note:</i> Section 9.5 (Design for Safety Code) sets out requirements for design for safety.

(2) Specific Outcomes for a Caravan Park

Specific Outcomes ¹		Probable Solutions	
Siting and Design			
O13	A reasonable level of privacy and separation is available to all residents within the caravan park.	S13.1	Individual caravan, cabin and camp sites: (a) are sited such that no part of any caravan or tent is within 3 metres of any other caravan or tent; (b) have a frontage of at least 10 metres to any internal accessway; (c) are clearly delineated and separated from adjoining sites by trees or shrubs; (d) contain a clear area of at least 2.5 metres x 2.5 metres for outdoor space; and (e) no part of any caravan, cabin or tent is within 2 metres of any internal accessway.
Site Density			
O14	The scale and density of the caravan park is appropriate to the location and is compatible with surrounding development.	S14.1	Site density does not exceed 40 caravan sites per hectare or 60 tent sites per hectare.
Recreational Open Space			
O15	Suitable recreational space is provided to meet the needs of residents and visitors for all age groups and safety of the space is promoted through casual surveillance.	S15.1	Communal recreational open space is provided at a rate of 10m ² per caravan or camping site, including a fenced children's playground.
		S15.2	Communal recreational open space is: (a) not less than 150m ² in area; (b) at least 10 metres wide; (c) independent of landscaped buffer strips; and (d) located not more than 80 metres from any caravan or cabin site.
		S15.3	A communal recreation building is provided for the use of residents.
Amenities			
O16	Caravan, tent and cabin sites are provided with adequate access to amenities for day-to-day living.	S16.1	Except where private facilities are provided to each site, toilet, shower and laundry amenities are located: (a) within 100 metres of every caravan, tent or cabin site; and (b) not closer than 6 metres to any caravan, tent or cabin site.

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

(3) Specific Outcomes for a Relocatable Home Park

Specific Outcomes ¹		Probable Solutions	
Siting and Design			
O17	A reasonable level of privacy and separation is available to all residents of the relocatable home park.	S17.1	Individual relocatable home sites: <ul style="list-style-type: none"> (a) are at least 200m² in area; (b) are setback at least 6 metres from any external road frontage; (c) have a minimum boundary width to any internal accessway of 10 metres; and (d) are clearly delineated and separated from adjoining sites by trees or shrubs.
		S17.2	Relocatable homes are not sited within 1.5 metres of the side and rear boundaries or within 3 metres of the front boundary of the individual relocatable home site.
Site Density			
O18	The scale and density of the relocatable home park is appropriate to the location and is compatible with surrounding development.	S18.1	Site density does not exceed 25 relocatable home sites per hectare.
Recreational Open Space			
O19	Suitable recreational open space is provided on-site to meet the needs of residents and visitors for all age groups.	S19.1	10% of the total site area is provided as recreational open space, and: <ul style="list-style-type: none"> (a) has a minimum dimension of 15 metres; (b) is independent of landscaped buffer strips; (c) is located not more than 150 metres from any relocatable home site; (d) is kept clear of all obstacles including clothes hoists, driveways, parking spaces and refuse receptacles; and (e) includes a fenced children's playground.
		S19.2	A communal recreation building is provided for the use of residents.

(4) Specific Outcomes for a Caravan Park or Relocatable Home Park predominantly intended for retirement housing

Specific Outcomes		Probable Solution	
Location and Site Suitability			
O20	The retirement community is located so that residents have convenient access to: <ul style="list-style-type: none"> (a) everyday commercial facilities; (b) community facilities; and (c) regular public or private retirement community transport. 	S20.1	The retirement community is located: <ul style="list-style-type: none"> (a) in the Low Density Residential, Township Residential or Multi Unit Residential Precincts; or (b) in the Emerging Community Precinct, on a site nominated on an approved Plan of Development as a retirement community lot; or (c) on another site within 400 metres walking distance of a business centre or within 100 metres walking distance of a public transport stop. <p>OR</p> Provision of regular transport by retirement community operator.
O21	The retirement community is located on a site	S21.1	The retirement community is not located within

Specific Outcomes	Probable Solution
<p>which:</p> <p>(a) is not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance; and</p> <p>(b) does not pose physical difficulties (including topographic difficulties) for residents or staff.</p>	<p>200 metres of land included in the Industry Precinct Class.</p> <p>S21.2 The retirement community is not located on land where:</p> <p>(a) soils are contaminated by pollutants which represent a health or safety risk to residents; or</p> <p>(b) where maximum concentrations of air pollutants exceed those recommended by the National Health and Medical Research Council.</p> <p>S21.3 Areas accessed by residents of the retirement community are on land not steeper than 1 in 20.</p> <p><i>Note:</i></p> <p><i>Section 9.8 (Nuisance Code) sets out road traffic and railway noise specifications for new development.</i></p>
Site Size and Density	
<p>O22 The number of dwelling units developed on the site is consistent with the desired character of the area in which it is situated.</p>	<p>S22.1 Unless otherwise specified in the applicable Planning Area Code, site density does not exceed:</p> <p>(a) 25 dwelling units per hectare if located in the Township Residential, Low Density Residential or Emerging Community Precincts; or</p> <p>(b) 50 dwelling units per hectare if located in the Multi Unit Residential Precinct.</p>
Accessibility	
<p>O23 The retirement community incorporates easy and safe pedestrian access and movement.</p>	<p>S23.1 No dwelling unit is more than 250 metres walking distance from a site entry or exit point.</p> <p>S23.2 All pathways and land used for outdoor recreation have grades not exceeding 1 in 20, with paths having hard, slip resistant surfaces.</p> <p>S23.3 Paths and ramps external to buildings are capable of accommodating two wheelchairs (side by side) at any one time.</p> <p>S23.4 Development complies with <i>Australian Standard AS1428.1 – Design for Access and Mobility</i>.</p>
<p>O24 The site is serviceable by ambulance and for medical treatment and fire-fighting in emergency situations.</p>	<p>S24.1 On-site 24 hour emergency service call facilities are available.</p> <p>S24.2 An emergency evacuation plan is prepared, and clearly displayed.</p> <p><i>Note:</i></p> <p><i>Section 9.12 (Parking and Access Code) sets out the requirements for internal street networks and manoeuvring areas.</i></p>
Safety and Security	
<p>O25 The retirement community provides a safe and secure living environment.</p>	<p>S25.1 Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.</p>

Specific Outcomes	Probable Solution
	<p>S25.2 Entrances and exits to the site are clearly marked and well lit.</p> <p>S25.3 Bollard or overhead lighting (which achieves lighting levels of at least category 2 as specified in <i>Australian Standard AS1158</i>) is provided along all footways and roads, and in all car parking areas.</p> <p>S25.4 External lighting to dwellings is controlled by light photo cell sensor devices.</p> <p><i>Note:</i></p> <p><i>Section 9.5 (Design for Safety Code) sets out requirements for design for safety.</i></p>

8.4 Caretaker's Residence Code

8.4.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Caretaker's Residence Code.
- (2) The Overall Outcomes sought for the Caretaker's Residence Code are as follows:
- (a) a caretaker's residence is used for genuine caretaking or property management purposes;
 - (b) a caretaker's residence remains ancillary to non-residential premises on the same site;
 - (c) an acceptable level of residential amenity is provided for occupants of the caretaker's residence.; and
 - (d) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

8.4.2 Specific Outcomes

Specific Outcomes ¹		Probable Solutions	
Bona Fide Use			
O1	The caretaker's residence is used for bona fide caretaking or property management purposes.	S1.1	The caretaker's residence is occupied by a person having responsibility for the security, maintenance or management of non-residential activities conducted on the same site and, if applicable, that person's immediate family.
O2	The caretaker's residence is ancillary to the non-residential premises on the same site.	S2.1	The caretaker's residence has a gross floor area not exceeding 200m ² .
		S2.2	The caretaker's residence does not have a separate land title from the balance area of the site.
O3	Not more than one caretaker's residence is provided on the site, even though the site may comprise more than one lot or more than one use.	S3.1	Only one caretaker's residence is established on the site.
Private Open Space			
O4	Except where associated with a rural use, the caretaker's residence is provided with private open space that is useable, adequately screened from the primary activities on the site, and directly accessible from the dwelling unit.	S4.1	The caretaker's residence contains an area of private open space which is directly accessible from a habitable room, and: <ul style="list-style-type: none"> (a) if at ground level, has an area of not less than 50m², with no horizontal dimension of less than 4 metres; or (b) if a balcony, verandah or deck, has an area of not less than 15m², with no horizontal dimension of less than 2.5 metres.
		S4.2	Private open space is sited and orientated so that other buildings on the site do not directly overlook the private open space.
		OR	Private open space is screened where direct view is available into the private open space from an existing building: <ul style="list-style-type: none"> (a) for ground level private open space by a minimum 1.8 metres high solid screen fence;

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹		Probable Solutions	
			(b) for above ground private open space by the design of roof form or lightweight screening devices.
Residential Amenity			
O5	The design of the caretaker's residence achieves an acceptable level of residential amenity.	S5.1	No probable solution prescribed.
Access and Parking			
O6	The design and arrangement of access, parking and vehicle movement on the site facilitates the safe and convenient use of the caretaker's residence by employees.	S6.1	The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code . <i>Note:</i> Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, access and circulation areas.
Services and Utilities			
O7	The caretaker's residence is provided with an appropriate range of infrastructure services.	S7.1	Infrastructure is provided in accordance with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan). <i>Note:</i> Section 8.5 (Detached House Code) sets out the required level of infrastructure services.

8.4A Community Residence Code

8.4A.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Community Residence Code.
- (2) The Overall Outcomes sought for the Community Residence Code are as follows:
 - (a) community residences are used for the accommodation of persons who require the provision of assistance and support with daily living needs;
 - (b) community residences and residents are not subject to unacceptable risks from natural hazards;
 - (c) community residences and associated buildings are compatible with surrounding development;
 - (d) community residences and associated buildings are sited and designed to protect residential amenity and maintain streetscape character;
 - (e) an acceptable level of services and utilities is provided to community residences;
 - (f) community residences are climatically responsive, energy efficient and incorporate water conservation measures; and
 - (g) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

8.4A.2 Specific Outcomes

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Siting and Density	
O1 The community residence is located so as to ensure that the amenity of established residential neighbourhoods is protected.	S1.1* Only one dwelling unit including any community residence is established on the site.
Building Height	
O2 The height of the community residence and associated buildings does not cause significant loss of amenity to adjacent residential development having regard to: <ol style="list-style-type: none"> (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. 	S2.1* Unless otherwise specified in the applicable Planning Area Code building height does not exceed 8.5 metres above ground level.
Operational Characteristics	
O3 The operation of the community residence does not detrimentally impact on the privacy and amenity of adjacent residents.	S3.1* The maximum number of residents is seven, including one support worker. S3.2* One support worker is permitted to reside on the premises at any time. S3.3* The maximum number of support workers attending any day time activity shall not exceed seven over a 24 hour period.
Parking	
O4 Sufficient parking spaces are provided on the site to accommodate resident and visitor vehicles	S4.1* 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.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Services and Utilities			
O5	The community residence is provided with essential urban infrastructure commensurate with its location.	S5.1*	In all precincts, except the Rural Precinct Class, the community residence is connected to reticulated water supply, sewerage, stormwater drainage, telephone services and electricity supply. <i>Note:</i> <i>Section 8.5 (Detached House Code) sets out the required level of infrastructure services.</i> <i>The requirement for connection to sewerage does not apply to a community residence within the Beerburum and Glass House Mountains Township Planning Areas, until such time as sewerage reticulation is available.</i>
		S5.2*	In the Rural Precinct Class, the community residence is connected to an on-site effluent treatment and disposal system, on-site water supply, telephone services and electricity supply. <i>Note:</i> <i>Section 8.5 (Detached House Code) sets out the required level of infrastructure services.</i> <i>This requirement also applies for a community residence in the Beerburum and Glass House Mountains Township Planning Areas until such time as sewerage reticulation is available.</i> <i>The Plumbing and Drainage Act 2003 sets out the requirements for on-site effluent disposal.</i>
		S5.3	Infrastructure is provided in accordance with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
Landscaping			
O6	Landscaping complements and enhances the existing streetscape character by providing plantings that: (a) conceal 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 planning theme; and (d) provides attractive landscaped settings for the enjoyment and appreciation of residents and visitors.	S6.1*	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.
		S6.2	The selection of plant species does not include any environmental weed species identified in 11.10 Landscape Planning Scheme Policy.
Signage			
O7	Signage must be limited to a single, small and relatively unobtrusive sign at or within the frontage of the site.	S7.1*	Only one sign is provided on the site which is either a business name plate or social welfare sign and has a signface of 0.3m ² or less. <i>Note:</i> <i>Section 9.2 (Advertising Devices Code) defines the different types of advertising devices.</i>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Refuse Management and Storage	
<p>O8 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.</p>	<p>S8.1* Waste storage areas are provided for the collection and separate storage of recyclable, non-recyclable and vegative waste.</p> <p>S8.2* A clinical and related waste management plan must be prepared where required under the <i>Environmental Protection (Waste Management) Regulation 2000</i>.</p> <p><i>Note:</i></p> <p><i>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.</i></p>

8.5 Detached House Code

8.5.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Detached House Code.
- (2) The Overall Outcomes sought for the Detached House Code are as follows:
 - (a) detached houses and residents are not subject to unacceptable risks from natural hazards;
 - (b) detached houses and associated buildings are compatible with surrounding development;
 - (c) detached houses and associated buildings are sited and designed to protect residential amenity and maintain streetscape character;
 - (d) an acceptable level of services and utilities is provided to detached houses;
 - (e) detached houses are climatically responsive, energy efficient and incorporate water conservation measures; and
 - (f) uses associated with detached houses, including annexed units and home offices, and community residence as separately defined, are of a nature compatible with residential uses and occur at an acceptable scale and intensity.

8.5.2 Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Flood Immunity			
O1	The detached house is sited in a location with an acceptable level of flood immunity, including site access.	SI.1*	The detached house is not located on land identified on a Planning Area Overlay Map as being subject to the Flood Management Overlay .
		SI.2*	The floor level of all habitable rooms is at least 500 millimetres above the 100 year ARI flood level.
		OR	
			Where no design flood levels have been determined, the floor level of all habitable rooms is at least 600 millimetres above the highest recorded flood level.
		SI.3*	The building location and the site access are not located in an overland flow path.
Bushfire Hazard Management			
O2	The risk to life and property from potential bushfires is mitigated through: <ol style="list-style-type: none"> (a) appropriate construction of the detached house¹; and (b) the provision of an adequate water supply for fire fighting purposes. 	S2.1*	Where located on land identified on a Planning Area Overlay Map as being subject to the Bushfire Hazard Management Overlay , and where a reticulated water supply is not available, a minimum on-site water storage of 5,000 litres is provided for fire fighting purposes by either: <ol style="list-style-type: none"> (a) a separate tank with standard rural fire brigade fittings; or (b) a reserve section in the main water supply tank provided with standard rural fire brigade fittings; or

¹ The Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. Lands identified as being High Bushfire Hazard Areas on Map 7.3 (High Bushfire Hazard Areas) of the Bushfire Hazard Management Code (section 7.5 of this Planning Scheme) are "Designated Bushfire Prone Areas" for the purposes of the *Building Regulation 2006* and the BCA.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>(c) a swimming pool or dam provided immediately upon completion of the detached house.</p> <p><i>Note:</i></p> <p><i>Water supply capacity for fire fighting purposes is in addition to water supply capacity required for household use.</i></p>
Building Height	
<p>O3 The height of the detached house and associated buildings does not cause significant loss of amenity to adjacent residential development having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale as seen from neighbouring premises. <p><i>(Standard Building Regulation 1993 alternative provision.)</i></p>	<p>S3.1* Unless otherwise specified in the applicable Planning Area Code or Structure Plan Area Code building height does not exceed 8.5 metres above ground level.</p> <p><i>(Standard Building Regulation 1993 alternative provision.)</i></p>
Setbacks to Canals and Artificial Waterways	
<p>O4 Buildings and structures are adequately setback from canals and other artificial waterways (e.g. lakes) to:</p> <ul style="list-style-type: none"> (a) protect the structural integrity of the canal/waterway profile and revetment wall; and (b) ensure no unreasonable loss of amenity to adjacent land and dwellings occurs having regard to: <ul style="list-style-type: none"> (i) privacy and overlooking; (ii) views and vistas; (iii) building character and appearance; and (iv) building massing and scale as seen from neighbouring premises. <p><i>(Building Regulation 2006 alternative provision.)</i></p>	<p>S4.1* Buildings and structures (other than pool fencing of glass or perspex construction) exceeding 1 metre in height above ground level are set back a minimum of 4.5 metres from the property boundary adjacent to the canal or artificial waterway.</p> <p><i>(Building Regulation 2006 alternative provision.)</i></p>
Frontage Setbacks in the Rural Precinct	
<p>O5 In the Rural Precinct, the detached house and associated buildings are set well back, or otherwise buffered from frontages to State-controlled roads, existing or likely future heavy vehicle haul routes and any other road in order to:</p> <ul style="list-style-type: none"> (a) avoid or minimise noise and dust nuisance; (b) maintain an open visual landscape dominated by natural elements (rather than built structures); and 	<p>S5.1* In the Rural Precinct on a lot greater than 2 hectares in area, the detached house and associated buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 40 metres from any State-controlled road; (b) 50 metres from any extractive industry haul route shown on a Planning Area Overlay Map; and (c) 20 metres from any other road.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<p>(c) ensure that future road requirements are not compromised.</p> <p>(Standard Building Regulation 1993 alternative provision.)</p>	<p>S5.2* In the Rural Precinct on a lot of up to 2 hectares in area:</p> <p>(a) the detached house and associated buildings are set back at least 10 metres from any road; and</p> <p>(b) an extension to an existing building is no closer to the road frontage than the existing building and in no case less than 6 metres .</p> <p>(Standard Building Regulation 1993 alternative provision.)</p>
Minimum Floor Area	
<p>O6 The detached house has sufficient floor space to provide satisfactory amenity and comfort to occupants.</p>	<p>S6.1* The detached house has a minimum gross floor area of 60m².</p>
Garages and Carports	
<p>O7 Garages and carports do not dominate the streetscape and preserve the amenity of adjacent land and dwellings having regard to:</p> <p>(a) building character and appearance;</p> <p>(b) views and vistas; and</p> <p>(c) building massing and scale as seen from neighbouring premises.</p> <p>(Building Regulation 2006 alternative provision)</p>	<p>S7.1* For a lot up to 12 metres in width, garages and carports do not comprise more than 50% of the width of the lot.</p> <p>S7.2* The minimum road boundary setback for carports (other than in the Rural Precinct) is 6 metres.</p> <p>S7.3* The minimum road boundary setback for garages (other than in the Rural Precinct) is 6 metres.</p> <p>(Building Regulation 2006 alternative provision)</p> <p>Note:</p> <p><i>In relation to S7.2 and 7.3 above, a lesser road boundary setback may apply where specified on a Plan of Development with a current reconfiguring a lot approval.</i></p>
Parking and Access	
<p>O8 Parking and access safely and efficiently meet the needs created by the detached house.</p> <p>(Standard Building Regulation 1993 alternative provision.)</p>	<p>S8.1* At least 2 on-site car parking spaces are provided, one of which is capable of being covered by a structure that complies with this code and the <i>Standard Building Regulation 1993</i>. The required parking spaces may be provided in tandem.</p> <p>(Standard Building Regulation 1993 alternative provision.)</p>
Services and Utilities	
<p>O9 The detached house is provided with essential urban infrastructure commensurate with its location.</p>	<p>S9.1* In all precincts, except the Rural Precinct Class, the detached house is connected to reticulated water supply, sewerage, stormwater drainage, and telecommunications infrastructure.</p> <p>S9.2* In all precincts, the detached house is connected to electricity supply.</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>S9.3* In the Rural Precinct Class, the detached house is connected to an on-site effluent treatment and disposal system.</p> <p><i>Note:</i></p> <p><i>The Plumbing and Drainage Act 2003 sets out the requirements for on-site effluent disposal.</i></p>
Rainwater Collection	
<p>O10 The detached house is provided with a rain water collection device with capacity to meet 40% of urban household water demand or 100% of rural household demand.</p>	<p>S10.1* Where reticulated water is not available, the detached house is provided with a rainwater tank connected to intercept and contain roof runoff in accordance with the following:</p> <ul style="list-style-type: none"> (a) the rainwater tank has a minimum capacity of 45,000 litres; and (b) water from the rainwater tank is used for household use.
Home Office	
<p>O11 Any home office conducted in association with the detached house is limited to office activities:</p> <ul style="list-style-type: none"> (a) that take place within the detached house or an associated building; and (b) are not discernibly different from domestic activities. 	<p>S11.1* Any home office:</p> <ul style="list-style-type: none"> (a) is conducted only by residents of the detached house; (b) involves no client visits to the premises; (c) is located within the detached house or an associated building, with no outside activity; and (d) does not exceed a GFA of 20m².
Annexed Unit	
<p>O12 Any annexed unit established in association with the detached house:</p> <ul style="list-style-type: none"> (a) is located on a site with sufficient area to accommodate the detached house and annexed unit; (b) provides an acceptable level of residential amenity to occupants of the annexed unit, detached house and neighbouring properties; and (c) is physically and visually integrated with and connected to the detached house. 	<p>S12.1* The annexed unit:</p> <ul style="list-style-type: none"> (a) is sited on a lot with a minimum area of 500m²; (b) has a GFA not exceeding 60m² (excluding vehicle accommodation); and (c) shares a common wall with the detached house and shares a common roof; <p>or</p> <p>is separated by no more than 2 metres and attached by a covered walkway from the detached house.</p>
Private Tennis Court and Other Lighting	
<p>O13 The siting and design of private tennis court and other lighting does not cause unreasonable disturbance to any person, activity or fauna because of light emissions.</p>	<p>S13.1* The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upward.</p> <p>S13.2* Any flood lighting is restricted to the types that give no upward component of light where mounted horizontally (i.e. a full cut off luminaire).</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Household Mix	
<p>O14 A range of household types may be accommodated in the detached house, provided that such a use is:</p> <ul style="list-style-type: none"> (a) of a domestic scale; and (b) compatible with the neighbourhood within which it is located. 	<p>S14.1* The detached house may be used by a household group comprising:</p> <ul style="list-style-type: none"> (a) not more than 6 persons with disabilities where care or assistance is provided by other persons, provided that not more than 2 of these other persons reside on the premises; or (b) not more than 6 unrelated persons under the age of 18, together with not more than 2 adult persons who have care and control of them.
Steep Slope / Stability and Filling / Excavation	
<p>O15 Development:</p> <ul style="list-style-type: none"> (a) sensitively responds to the constraints imposed by slope; (b) provides safe and efficient access for vehicles and pedestrians on steeply sloping lands; and (c) minimises impacts on the natural landform and character; and (d) does not adversely impact on the visual amenity or privacy of surrounding properties. 	<p>S15.1* The area of the site on which building work or operational work occurs has a slope not exceeding 1 in 4.</p> <p>S15.2* Driveways are not steeper than 1 in 5 for more than 20 metres or one-quarter of their length and not steeper than 1 in 4 in any location.</p> <p>S15.3* Development avoids filling and/or excavation (e.g. by using elevated construction and stepped (split level) building forms).</p> <p>OR</p> <p>Development involves filling and/or excavation which does not:</p> <ul style="list-style-type: none"> (a) involve a total change of more than 2 metres relative to ground level at any point (other than the areas of the site nominated in (b) below); or (b) exceed 1 metre relative to ground level within 1.5 metres of any site boundary; or (c) necessitate construction of retaining walls exceeding 2 metres in height. <p>OR</p> <p>S15.4* Filling and/or excavation is confined to within the plan area of the detached house, with ground level being retained around the external walls of the building.</p> <p>Cut and fill batters are stabilised and protected from erosion by grassing, dense landscaping or retaining walls.</p>

8.6 Display Dwelling Code

8.6.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Display Dwelling Code.
- (2) The Overall Outcomes sought for the Display Dwelling Code are as follows:
 - (a) display dwellings are co-located with new lots or development intended for residential purposes;
 - (b) the siting, layout, design and operation of display dwellings is appropriate to the character and amenity of the local area; and
 - (c) display dwellings operate for a temporary duration only.

8.6.2 Specific Outcomes

Specific Outcomes ¹		Probable Solutions	
Location and Site Suitability			
O1	The display dwelling is located so as to ensure that the amenity of established residential neighbourhoods is protected.	S1.1	The display dwelling is located in an emerging residential or rural residential area or development.
		S1.2	Where the display dwelling is used as an estate sales office, it is co-located with the residential development that it promotes.
O2	The display dwelling is located so as to ensure that the amenity of emerging residential neighbourhoods is protected.	S2.1	The display dwelling is located on a street other than an access place, as identified on Map 9.1 (Caloundra City Functional Road Hierarchy (Coastal Urban)) or Map 9.2 (Caloundra City Functional Road Hierarchy (Rural)) of the Parking and Access Code .
		S2.2	In the case of a grouping of 3 or more display dwellings (e.g. a display dwelling village), an adjoining off-street parking area is provided.
Operational Characteristics			
O3	The duration of use of premises for a display dwelling: <ol style="list-style-type: none"> (a) does not extend beyond the period required between construction and completion of sales within the residential development; or (b) in the case of a display dwelling offered as a prize, does not extend beyond a reasonable period of time to allow for promotion of the prize. 	S3.1	The display dwelling operates for a maximum of 2 years.
		OR	For a display dwelling offered as a prize, the use operates for a maximum of 3 months.
O4	The hours of operation of the display dwelling does not adversely affect the amenity of surrounding residential development.	S4.1	The hours of operation do not commence before 8.00am or extend beyond 7.00pm.
O5	The number of employees engaged in the display dwelling does not adversely affect the amenity of surrounding residential development.	S5.1	A maximum of 2 employees are engaged in the operation of the display dwelling at any one time.

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹		Probable Solutions	
Building Siting and Design			
O6	The scale, height and siting of the display dwelling: (a) contributes to the character or intended character of the locality; and (b) does not adversely affect the amenity of surrounding residences.	S6.1	Unless otherwise specified in the applicable Planning Area Code or Structure Plan Area Code, the height of the display dwelling does not exceed 8.5 metres above ground level.
		S6.2	Boundary setbacks comply with the setbacks that would be required for a dwelling unit on the same site.
		S6.3	A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.
		S6.4	Landscaping is provided and maintained. <i>Note:</i> Section 9.7 (Landscaping Code) sets out requirements for landscaping.
		S6.5	No bunting or flashing, animated or rotating signs are used.
Parking and Access			
O7	Sufficient parking spaces are provided on the site to accommodate employee and visitor vehicles.	S7.1	The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code .
O8	The design and arrangement of access, car parking and vehicle movement on the site facilitates the safe and convenient use of the display dwelling by employees and visitors.	S8.1	No probable solution prescribed. <i>Note:</i> Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, access and manoeuvring areas.
Services and Utilities			
O9	The display dwelling is provided with an appropriate range of infrastructure services.	S9.1	The display dwelling is provided with the level of infrastructure services required in accordance with Acceptable Solutions S9.1, S9.2 and S9.3 of the Detached House Code .

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

8.7 Duplex Dwelling Code

8.7.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Duplex Dwelling Code.
- (2) The Overall Outcomes sought for the Duplex Dwelling Code are as follows:
- (a) duplex dwellings are provided with high standards of design;
 - (b) duplex dwellings are sited and designed to protect the amenity of adjoining residential development;
 - (c) a high level of comfort and convenience is provided to occupants; and
 - (d) development is consistent with the Priority infrastructure Plan in Part 10 (Priority Infrastructure Plan)

8.7.2 Specific Outcomes

Specific Outcomes ¹		Probable Solutions	
Site Suitability			
O1	The site has sufficient area and dimensions to accommodate the duplex dwelling and associated access, parking, landscaping and setback requirements.	S1.1	The site has a minimum area of 600m ² , clear of any access strip or access easement.
		S1.2	The minimum width of the site is 15 metres, measured 6 metres back from the frontage of the site.
Building Siting and Design			
O2	The duplex dwelling is sited and designed so that it does not unduly prejudice the daylight or privacy available to any adjoining land that is used or is intended to be used for residential purposes. ²	S2.1	The maximum site cover for all buildings on the site does not exceed 50%.
		S2.2	The building has a minimum setback of 6 metres from any front and rear boundary.
		S2.3	Unless otherwise specified in the applicable Planning Area Code, building height does not exceed 8.5 metres above ground level.
O3	Where not a Class I building, the duplex dwelling is sited and designed to provide for natural ventilation, to optimise solar access and to minimise energy requirements. ³	S3.1	No probable solution prescribed.
			<i>Note:</i> Section 9.4 (Climate and Energy Code) sets out requirements for design for climate and energy efficiency.
Streetscape Character			
O4	The design of the duplex dwelling is of a high standard and contributes to the streetscape character (or intended streetscape character) of the locality.	S4.1	Each dwelling unit has a distinct layout that is not a mirror image of the adjoining dwelling unit.
		S4.2	Garages or carports are located at the rear of the lot. OR Garages or carports 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, where the dwelling unit incorporates a front verandah or portico projecting forward of the main face.

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

² The Standard Building Regulation 1993 contains requirements for boundary setbacks where not specified in the Planning Scheme.

³ The Standard Building Regulation 1993 contains requirements for energy efficiency for class I buildings.

Specific Outcomes ¹		Probable Solutions	
Duplex Dwellings in the Low Density Residential or Emerging Community Precinct			
O5	In the Low Density Residential and Emerging Community Precincts or in a Master Planned Area, a duplex dwelling is designed to have the appearance of a detached house and integrates with surrounding development.	S5.1	In an established residential area, the duplex dwelling is located on a lot: <ul style="list-style-type: none"> (a) with a minimum site area of 800m², clear of any access strip or access easements; and (b) which does not adjoin another lot used or approved for use as a duplex dwelling.
		S5.2	In an emerging residential area, the duplex dwelling is located on a site that has been nominated as a duplex dwelling lot on a Master Plan (for land in a Master Planned Area) or an approved Plan of Development at the reconfiguring a lot stage (for land in the Master Planned Area)
		S5.3	Low Density Residential and Emerging Community Precincts that is not in a Master Planned Area).
Private Open Space			
O6	Sufficient private open space is provided to allow for the amenity and reasonable recreation needs of the occupants of the duplex dwelling.	S6.1	Each dwelling unit has private open space at ground level free of buildings which: <ul style="list-style-type: none"> (a) has a total area of at least 25m² for each bedroom (any room which is reasonably capable of being used as a bedroom, e.g. a sewing room or study is to be regarded as a bedroom); (b) has a minimum dimension of 3 metres; (c) comprises not more than two separate parts; (d) is directly accessible from each dwelling unit at the same level or within 0.3 metres vertical height of the floor level of the living area; and (e) has a maximum gradient of 1 in 20 (5%).
Landscaping			
O7	Landscaping on the site: <ul style="list-style-type: none"> (a) utilises indigenous vegetation as the major planting theme; (b) integrates the development into the surrounding environment; and (c) provides attractive landscaped settings for the enjoyment and appreciation of residents. 	S7.1	No probable solution prescribed. <p><i>Note:</i></p> <p><i>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</i></p>
Access and Parking			
O8	Sufficient parking spaces are provided on the site to cater for residents and visitors.	S8.1	The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code .
O9	The design and management of access, parking and vehicle movement on the site facilitates the safe and convenient use of the duplex dwelling by residents and visitors.	S9.1	No probable solution prescribed. <p><i>Note:</i></p> <p><i>Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, access and manoeuvring areas.</i></p>

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹		Probable Solutions	
Services and Utilities			
O10	The duplex dwelling is provided with an acceptable standard of infrastructure services.	S10.1	The duplex dwelling is connected to stormwater drainage, reticulated water supply, sewerage, electricity and telecommunications infrastructure.
		S10.2	Infrastructure is provided in accordance with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
O11	The duplex dwelling is provided with adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use and service.	S11.1	No probable solution prescribed.
Home Office			
O12	A home office conducted within the duplex dwelling is limited to office activities that are not discernibly different from domestic activities.	S12.1	The duplex dwelling may incorporate a home office provided that the activity: <ul style="list-style-type: none"> (a) is conducted only by residents of the duplex dwelling; (b) involves no client visits to the premises; (c) is located within the duplex dwelling with no outside activity; and (d) does not exceed a gross floor area of 20m².

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

8.8 Home Based Business Code

8.8.1 Overall Outcomes

- (1) The Overall Outcome is the purpose of the Home Based Business Code.
- (2) The Overall Outcomes sought for the Home Based Business Code are as follows:
 - (a) the design and operation of the home based business is appropriate to the prevailing residential character of the area and the amenity of adjoining residential uses; and
 - (b) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan)

8.8.2 Specific Outcomes

Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Bona Fide Use	
O1 The premises is managed and operated as a bona fide working from home activity.	S1.1* The home based business is conducted within:- <ol style="list-style-type: none"> (a) a detached house or within another enclosed structure such as a shed or a garage on the same site as a detached house; or (b) a duplex dwelling unit; or (c) a multiple dwelling unit. S1.2* An occupant of the dwelling unit conducts the home based business.
Extent of Use and Protection of Residential Amenity	
O2 A home based business is limited in size and scale so that: <ol style="list-style-type: none"> (a) the amenity of the existing neighbourhood is protected; and (b) the home based business remains ancillary to the residential use of the detached house. 	S2.1* The total gross floor area used for the home based business does not exceed:- <ol style="list-style-type: none"> (a) 50m² where within or associated with a dwelling house; or (b) 20m² where within a dwelling unit of a duplex dwelling or multiple dwelling unit. S2.2* No more than 2 customers or clients are present at any one time and no more than 6 customers or clients are present in any one day. S2.3 Where conducted in a detached house the home based business involves no more than: <ol style="list-style-type: none"> (a) 2 persons who are non-residents of the detached house; or (b) 4 persons who are non-residents of the detached house if the site is located in a Rural Precinct. S2.4 Where conducted within a dwelling unit of a duplex dwelling or multiple dwelling the home based business involves only the persons who are residents of the dwelling unit.
O3 The activities conducted on the premises are appropriate to a residential location.	S3.1 The home based business does not interfere with the amenity of the neighbourhood from the operation of machinery or electrical equipment, or from light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise. S3.2* There is no public display or offering for retail sale of goods on the premises. S3.3* Materials used or goods manufactured, serviced

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Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	or repaired are stored within a building on the

Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>premises.</p> <p>S3.4* The home based business does not involve any activity defined as an Environmentally Relevant Activity in the <i>Environmental Protection Regulation 1998</i>.</p>
Hours of Operation	
O4 The hours of operation do not cause nuisance or impact on residential amenity.	S4.1* The hours of operation are between 8.00am and 6.00pm, Mondays to Saturdays and not at all on Sundays or public holidays.
Built Form and Appearance	
O5 The home based business is conducted within a building that has a predominantly residential amenity and character.	<p>S5.1* The external appearance and character of the dwelling unit is not modified to accommodate the home based business.</p> <p>S5.2 The internal layout of the dwelling unit:</p> <p>(a) is designed to enable the reversion of the home based business to a residential use without modification; or</p> <p>(b) is not modified to accommodate the home based business to the extent that it cannot be reverted back to a residential use without further works.</p> <p>S5.3* Where the home based business is located in a separate building on the same site as a detached house, the site exceeds 1,000m² and the design of the building reduces any adverse impacts on adjoining property by:</p> <p>(a) avoiding either a dominating or a monotonous visual appearance;</p> <p>(b) not restricting sunlight and daylight access;</p> <p>(c) preventing potential for glare off metal surfaces or intrusion of light at night; and</p> <p>(d) having a setback from boundaries as though it were a detached house.</p>
Traffic and Parking	
O6 Traffic impacts are no greater than that which might be expected in a residential location.	<p>S6.1* The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code.</p> <p>S6.2* The home based business does not involve the use of a motor vehicle with a carrying capacity exceeding 2.5 tonnes.</p> <p>S6.3* Loading or unloading activity is undertaken entirely within the site.</p>
Services and Utilities	
O7 The home based business does not impact on the capacity of infrastructure services.	<p>S7.1* No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Section 8.5 (Detached House Code) sets out the required level of infrastructure services.</i></p>
Storage of Chemicals	
O8 The risk to occupiers, employees and neighbouring residents from the storage of chemicals and hazardous substances is minimised.	S8.1* Storage of flammable and combustible liquids complies with the minor storage provisions of <i>Australian Standards AS1940 – The Storage and Handling of Flammable and Combustible Liquids</i> .

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8.9 Multi Unit Code

8.9.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Multi Unit Code.
- (2) The Overall Outcomes sought for the Multi Unit Code are as follows:
 - (a) high quality multi unit and mixed use residential development is provided that is visually attractive, with a variable built form which addresses the street and integrates with adjoining development;
 - (b) well designed, useable and private landscape and recreational open space areas that assist in providing human scale visual relief to the building form are provided;
 - (c) a high level of comfort and livability for residents is achieved through energy efficient and climatically responsive design;
 - (d) a high standard of privacy and amenity is achieved by minimising overlooking on private and communal recreation spaces, and neighbouring properties, and by minimising noise and light nuisance;
 - (e) adequate, safe and convenient vehicular access and parking for residents and visitors is provided;
 - (f) to encourage the refurbishment of existing accommodation buildings and multiple dwellings so as to improve the visual appearance of older development and achieve a higher level of comfort and livability for occupants; and
 - (g) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan)

8.9.2 Assessment Guidance: Explanation of Key Terms

“mixed use multi unit residential development” means development which incorporates a combination of:

- (a) non-residential uses at the ground storey which create an active street frontage; and
- (b) multi unit residential development at levels above the ground storey.

8.9.3 Specific Outcomes

(1) Specific Outcomes for Multi Unit Residential Development

Specific Outcomes ¹		Probable Solutions	
Building Siting, Design and Layout			
O1	Buildings, access points, parking, servicing and landscaped areas are sited and designed to respect the nature of the site and the character and amenity of adjacent development.	S1.1	No probable solution prescribed.
O2	Residential design outcomes address the street and contribute to: <ol style="list-style-type: none"> (a) residential character; and (b) a high level of amenity for dwelling units within the site and to adjoining sites. <p>Note:</p> <p>Figure 8.1 (Site Layout) demonstrates responsive site layouts that contribute to a high level of residential amenity.</p>	S2.1	The number of dwelling units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.
		S2.2	Where dwelling units are located towards the rear of the site, the number of habitable rooms overlooking on-site communal space is optimised.
		S2.3	Building design minimises the number of habitable rooms overlooking adjoining residential development.

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Specific Outcomes ¹		Probable Solutions	
O3	<p>The site layout and building design:</p> <ul style="list-style-type: none"> (a) provides a visibly clear pedestrian entrance to and from the building; (b) minimises the potential for pedestrian and vehicular conflict; (c) provides an active frontage to the street or adjacent parkland; (d) promotes casual surveillance; and (e) provides a safe environment for occupants and visitors. 	S3.1	<p>The development is designed so that:</p> <ul style="list-style-type: none"> (a) the main pedestrian entrance to the building (or group of buildings) is located on the frontage of the principal street address; (b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned; (c) vehicular access to the site is separate from the pedestrian access; (d) street and parkland frontages comprise “semi-active uses/spaces” such as habitable rooms of dwelling units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and (e) the building name is clearly identified. <p><i>Note:</i></p> <p><i>Section 9.5 (Design for Safety Code) sets out requirements for design for safety.</i></p>
O4	<p>Buildings are sited and designed to:</p> <ul style="list-style-type: none"> (a) provide for natural ventilation; (b) optimise solar access; and (c) minimise energy requirements. 	S4.1	<p>No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Section 9.4 (Climate and Energy Code) sets out requirements for design for climate and energy efficiency.</i></p>
O5	<p>Buildings within Caloundra City’s coastal urban area incorporate design features that contribute to a “coastal” character.</p>	S5.1	<p>In the Planning Areas of Caloundra Central, Kawana Waters, Caloundra West, Caloundra South and Caloundra Eastern Beaches or in a Master Planned Area, buildings:</p> <ul style="list-style-type: none"> (a) incorporate composite construction, combining lightweight and masonry elements; (b) utilise awnings, roof forms and lightweight screening elements to provide shade; and (c) integrate indoor and outdoor space (e.g. terraces, large verandahs and balconies with screening and planting for micro climatic control). <p><i>Note:</i></p> <p><i>Figure 8.2 (Coastal Character) demonstrates the application of building elements to achieve a “coastal” character.</i></p>
O6	<p>All buildings and associated structures are adequately set back from the street and the side and rear boundaries of the site to:</p> <ul style="list-style-type: none"> (a) protect the streetscape character of the local area; (b) ensure there is no significant loss of amenity to residents on adjoining sites (taking into account existing and potential built form); (c) provide separation and spacing between buildings; and (d) maintain suitable levels of natural ventilation and light penetration to adjacent properties. 	S6.1	<p>Unless otherwise specified in the applicable Planning Area Code or Structure Plan Area Code, buildings and structures comply with the minimum boundary setbacks in Table 8.1 (Minimum Boundary setbacks for Multi Unit Residential Development) of this code.</p>

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Specific Outcomes ¹		Probable Solutions	
Building Scale and Bulk			
O7	The height of development is compatible with the desired character of the Precinct and Planning Area in which it is situated.	S7.1	Unless otherwise specified in the applicable Planning Area Code or Structure Plan Area Code, building height does not exceed 8.5 metres above ground level.
O8	To maintain an open character within multi unit residential areas, building footprints are designed to maximise: (a) the separation between buildings; and (b) open space around buildings.	S8.1	Unless otherwise specified in the applicable Planning Area Code or Structure Plan Area Code, site cover of buildings does not exceed: (i) 50% if one storey; (ii) 40% where not exceeding 8.5 metres in height; or (iii) 30% where exceeding 8.5 metres in height.
O9	Building design demonstrates 3-dimensional modelling that reduces: (a) building scale and bulk; and (b) the appearance of continuous blank walls.	S9.1	The building incorporates vertical and horizontal articulation to ensure that no unbroken elevation is longer than 15 metres.
		S9.2	The building incorporates most or all of the following design elements: (a) variations in plan shape, such as curves, steps, recesses, projections or splays; (b) variations in vertical profile, with steps or slopes at different levels; (c) variations in the treatment and patterning of windows, sun protection devices, or other elements of a facade treatment at a finer scale than the overall building structure; (d) a layered facade effect, where the planes containing most windows are recessed behind penetrated planes, structural framing, balustrades, friezes, grilles or sun shading devices; (e) balconies, verandahs or terraces; and (f) planting, particularly on podiums, balconies, terraces and low level roof decks. Note: <i>Figure 8.3 (Preferred Building Envelopes) demonstrates the application of 3-dimensional modelling to reduce apparent scale and create a visually interesting building form.</i>
O10	Buildings are designed to: (a) relate to human scale, particularly at interfaces to public streets and communal/semi-public spaces; and (b) screen undesirable built form components.	S10.1	The building incorporates variation in the use of building materials, colours, and textures to distinguish the lower levels (street level and podium level) from higher levels.
		S10.2	The building integrates car parking areas and structures into the design of the overall development such that: (a) they are screened from view from frontages to streets (excluding service lanes on rear and/or side property boundaries), public parklands and adjoining land; (b) are not located between the building and principal street address (unless incorporated within a basement or for visitor car parking); and (c) basement or undercroft car parking facilities do not protrude above adjacent ground level by more than 1.2 metres measured to

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Specific Outcomes ¹	Probable Solutions
	<p>the top of the slab.</p> <p>S10.3 Services, structures and mechanical plants (including individual air conditioning equipment for dwelling units) are visually integrated into the design and finish of the building or effectively screened from view.</p>
<p>O11 Buildings contain articulated roof forms designed to :</p> <p>(a) integrate with the building form; (b) balance the building form; and (c) add visual interest and distinction to the skyline.</p>	<p>S11.1 Expressive roof forms are provided, incorporating pitches, gables, skillions or other features.</p> <p>S11.2 Mechanical plants and facilities on roofs (including air conditioning or elevator equipment) are integrated into the roof form.</p> <p><i>Notes:</i></p> <p><i>Roofs that are flat or truncated or which incorporate solely add-on features such as corrugated splays or overhangs (or similar) at the maximum building height will not satisfy the Specific Outcome.</i></p> <p><i>Figure 8.4 (Frontage and Roof Articulation) demonstrates examples of articulated roof forms that are articulated and add visual interest.</i></p>
Privacy and Amenity	
<p>O12 Dwelling units, private open spaces and adjoining residential uses are provided with a reasonable level of privacy.</p>	<p>S12.1 Windows of one dwelling unit are not located opposite windows of another dwelling unit unless views are controlled by screening devices, distance, landscaping or design of opening.</p> <p>S12.2 Where habitable room windows look directly at habitable room windows in an adjacent dwelling unit or dwelling, within 2 metres at the ground storey or 9 metres at levels above the ground storey, privacy is protected by:</p> <p>(a) window sill heights being a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level; or (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 1.5 metres.</p> <p>S12.3 For development up to and including 3 storeys in height, the outlook from windows, balconies, stairs, landings, terraces and decks and other private, communal or public areas is screened where direct view is available into the private open space of an existing dwelling unit.</p> <p><i>Note:</i></p> <p><i>Figure 8.5 (Privacy) demonstrates effective building design elements for protecting privacy.</i></p>
<p>O13 Noise from external noise sources does not unreasonably impact upon occupants.</p>	<p>S13.1 No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.</i></p>
<p>O14 Noise from communal areas, service areas or</p>	<p>S14.1 Indoor and outdoor communal recreation</p>

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Specific Outcomes ¹	Probable Solutions
plants and equipment does not unreasonably impact upon dwelling units on the site and on neighbouring properties.	facilities, mechanical plants and associated facilities (including air conditioning equipment), are positioned to minimise potential adverse impacts on residential amenity.
O15 Residential amenity is not diminished due to unreasonable impacts of artificial illumination.	<p>S15.1 Glare conditions or excessive “light spill” into dwelling units, adjacent sites and public spaces is avoided or minimised through measures such as:</p> <ul style="list-style-type: none"> (a) the use of building design and architectural elements or landscaping treatments to block or reduce excessive light where it is unwanted; and (b) the alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on residential accommodation and private open space.
Open Space, Landscaping and Fencing	
<p>O16 Development incorporates communal and private open space which:</p> <ul style="list-style-type: none"> (a) facilitates active use and meets residents needs; (b) provides adequate privacy; (c) has access to some direct sunlight; and (d) is convenient to access from a main living area of a dwelling unit. 	<p>S16.1 (a) A minimum of 25% (for long term accommodation) or 15% (for short term accommodation) of the site is provided as communal open space with each space having a minimum dimension of 4 metres.</p> <p>(b) Where development involves no more than 4 dwelling units the communal open space may be provided as private open space in addition to the requirements of S16.2 and S16.3.</p> <p><i>Note:</i></p> <p><i>Clothes drying areas, driveways, private open space, and landscape buffering requirements do not form part of the communal open space requirement.</i></p> <p>S16.2 Each ground storey dwelling unit is provided with a private landscaped courtyard or similar open space area accessible from the main living area of the dwelling unit with a minimum area of 24m² and a minimum dimension of 4 metres.</p> <p>S16.3 Each dwelling unit above ground storey is provided with a balcony with a minimum area of 12m² and a minimum dimension of 2.5 metres, that is directly accessible from the main living area of the dwelling unit.</p>
<p>O17 Landscaping enhances the quality of buildings, communal and private open spaces, streetscapes and adjoining development without unduly restricting opportunities for casual surveillance of public and communal areas and facilities.</p>	<p>S17.1 Street frontage planting includes a 3 metre wide landscaped buffer strip (excluding pathways and driveways).</p> <p>S17.2 Landscaping provides shading and sunlight to communal areas, privacy buffers between dwellings and private open space and assists in providing microclimatic control.</p> <p>S17.3 Site landscaping includes trees (minimum height of 3 metres at maturity) marking building entry points and important frontages.</p> <p>S17.4 Where mature trees are an important site feature, they are retained wherever possible, particularly along street frontages.</p>

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Specific Outcomes ¹		Probable Solutions	
			<p>Note:</p> <p>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</p>
<p>O18 Fences and walls used in landscaping:</p> <p>(a) assist the development to address the street;</p> <p>(b) assist safety and surveillance;</p> <p>(c) enable use of private open space abutting the street;</p> <p>(d) provide an acoustic barrier for traffic noise;</p> <p>(e) assist in highlighting entrances;</p> <p>(f) maintain important views from the street;</p> <p>(g) assist in allowing access for cooling breezes; and</p> <p>(h) do not unduly impact upon the amenity of the site and surrounding area.</p>		<p>S18.1 High solid fences or walls are avoided along street frontages to assist in casual surveillance (unless they are required to ameliorate traffic noise or headlight glare to satisfy other Code requirements).</p> <p>S18.2 Front fences and walls have a maximum height of:</p> <p>(a) 1.8 metres if 50% transparent; or</p> <p>(b) 1.2 metres if solid.</p> <p>S18.3 Fences and wall are articulated every 10 metres by recessed panels with landscaping.</p>	
Parking, Access and Servicing			
<p>O19 Vehicle access and parking is adequate, safe and convenient for residents, visitors and service providers.</p>		<p>S19.1 The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code.</p> <p>S19.2 Visitor parking spaces are accessible at all times.</p> <p>Note:</p> <p>Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, access and manoeuvring areas.</p>	
<p>O20 Vehicular access and parking does not detrimentally impact on the amenity of dwellings.</p>		<p>S20.1 Vehicle parking areas:</p> <p>(a) are screened to minimise reflection of car headlights into dwelling units and to attenuate noise;</p> <p>(b) are separated from windows of habitable areas to minimise noise and fumes;</p> <p>(c) may be lit at night, provided that no light nuisance is created; and</p> <p>(d) are ventilated if enclosed.</p> <p>S20.2 A soundproof screen fence or wall is provided to any driveways and vehicle parking areas along the side and rear boundaries of the site.</p> <p>S20.3 A 2 metre wide landscaped buffer strip is provided to any driveways and vehicle parking areas along a side or rear boundary.</p> <p>S20.4 Alternative materials, patterns, or threshold treatments are used to break up vehicle movement areas. Within developments of 6 or more multiple dwelling units, paving treatments are varied on main driveway systems, visitor car parking bays, multiple dwelling unit forecourts, and entry to a development site from a public road.</p> <p>S20.5 Access ways and car parking areas are not constructed of highly reflective and easily stained plain concrete. The design incorporates a selection of paving materials including brick, clay or concrete pavers, exposed aggregate, stamped pigmented concrete or bitumen, constructed to specified standards.</p>	

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Specific Outcomes ¹		Probable Solutions	
Site Facilities			
O21	Adequate on-site facilities are provided for storage and collection of refuse in a manner which provides reasonable standards of amenity for residents.	S21.1	<p>A communal refuse storage area for wheelie bins (9 units or less) or a suitable single refuse bin to be collected by a contractor (10 units or more), is located and designed such that it:</p> <ul style="list-style-type: none"> (a) is provided within an appropriately designed and well-ventilated part of a building situated close to the likely point of collection; or (b) if this is not reasonably practicable and an outdoor area is to be provided, such an area is: <ul style="list-style-type: none"> (i) no closer than 3 metres to any frontage and 1.5 metres to any other site boundary; (ii) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles; (iii) screened by dense planting with or without mounding; and (iv) adequately separated from dwellings so as to avoid any undesirable impact of odour or noise from refuse collection services.
O22	Communal clothes drying facilities are provided where dwelling units are not provided with individual drying facilities.	S22.1	One or more outdoor clothes drying areas are provided in an accessible location, calculated at 5m ² per dwelling unit, with a minimum area of 15m ² to a maximum area of 60m ² , and of a minimum dimension of 2 metres, equipped with robust clothes lines.
O23	For development exceeding 3 storeys, sufficient passenger lifts are installed to provide a high level of convenience to occupants and visitors.	S23.1	<p>At least one lift is installed in each building that is:</p> <ul style="list-style-type: none"> (a) exceeding 3 storeys but not exceeding 10 storeys; or (b) exceeding 3 storeys and having less than 30 dwelling units. <p>S23.2 Two lifts are installed in each building exceeding 10 storeys and having a minimum of 30 dwelling units.</p>
O24	Mail collection facilities are designed and located to provide convenient access to residents and mail delivery persons while minimising their visual impact on the streetscape.	S24.1	<p>A single group of mailboxes is provided along the street frontage of the site, and is incorporated into a pedestrian entry feature that complements the design of the building.</p> <p>OR</p> <p>A single group of mailboxes is provided in the basement at a convenient unsecured point that is immediately accessible by motor cycle.</p> <p>OR</p> <p>A single group of mailboxes is provided within, or adjacent to, the foyer, in close proximity to the main entry to the building which does not have restricted access to mail delivery persons.</p>
Services, Utilities and On-site Works			
O25	Urban infrastructure services, and on-site works are provided to a satisfactory standard.	S25.1	Infrastructure is provided in accordance with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

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Specific Outcomes ¹		Probable Solutions	
			<p>Note:</p> <p>Section 9.3 (Civil Works Code) sets out requirements for Civil Works.</p>
O26	Stormwater management achieves acceptable levels of stormwater run-off quality and quantity to protect the values of Caloundra City's waterways and catchments.	S26.1	<p>No probable solution prescribed.</p> <p>Note:</p> <p>Section 9.10 (Stormwater Management Code) sets out requirements for stormwater quality management.</p>

(2) Specific Outcomes for Mixed Use Multi Unit Residential Development

Specific Outcomes		Probable Solutions	
O27	Mixed use multi unit residential development provides reasonable standards of amenity, privacy and security for residents and visitors.	S27.1	Residential uses are only provided above the ground storey or behind active uses at the ground storey.
		S27.2	Entries are clearly defined, signposted, well lit for safety, and separated from other non-residential building users.
		S27.3	Safe and secure parking areas are provided for residential uses that are clearly marked, easily accessible and separate from non-residential building users.
		S27.4	<p>Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by:</p> <ul style="list-style-type: none"> (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; (b) locating site service facilities and refuse storage/collection areas away from residential dwelling units, and away from the frontage to a public street or park in a manner that would result in bins being directly visible from those public spaces; (c) limiting service vehicle loading/unloading to daylight hours between 7.00am and 6.00pm; and (d) designing and locating ventilation and mechanical plant so that prevailing breezes do not direct undesirable noise and odours toward nearby dwelling units.

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(3) Specific Outcomes for the Refurbishment of Existing Multi Unit Residential Development

Specific Outcomes	Acceptable solutions for self-assessable development* or probable solutions for assessable development
Site Context	
<p>O28 Refurbished development is of a scale and size consistent with that intended for the locality in which the refurbishment is proposed.</p>	<p>S28.1* Building refurbishment only results in an increase in the size of the building envelope where at least four (4) of the following are done:</p> <ul style="list-style-type: none"> (a) storeys added do not exceed the maximum building height, specified in the applicable Planning Area Code; (b) external shaded areas and communal spaces are increased, or communal facilities are added; (c) larger balconies are provided; (d) non-residential ground storey uses are being added within buildings located in the Mixed Use Residential Precinct or in the Business Centre Precinct Class; and (e) external shading and screening devices are added.
Site Planning	
<p>O29 Refurbished development contributes to the streetscape and overall residential amenity by buildings facing streets and on-site open spaces so that residents are provided with a sense of address and privacy.</p>	<p>S29.1 Any re-design of interiors optimises the number of units which address or have their primary frontage to the street and/or on-site communal space, and minimises the number of habitable rooms looking onto side boundaries.</p>
<p>O30 Refurbished development provides a clear and prominent principal entrance to the street frontage and/or individual entrances to individual ground floor units.</p>	<p>S30.1 Entries are upgraded to be prominent when viewed from the street.</p>
Building Appearance and Design Elements	
<p>O31 Refurbished development is designed to reduce the apparent scale and bulk of the building.</p>	<p>S31.1 New external construction or re-surfacing shows variation in materials, colours, and/or textures between levels.</p> <p>S31.2 New roofs of buildings are designed to add visual interest to the skyline and have an articulated profile rather than a flat, truncated top.</p>
<p>O32 Refurbished development contributes to a "coastal" character.</p> <p>Note: Figure 8.2 (Coastal Character) demonstrates elements of coastal character.</p>	<p>S32.1 In the Planning Areas of Central Caloundra, Kawana Waters, Caloundra West, Caloundra South and Caloundra Eastern Beaches:</p> <ul style="list-style-type: none"> (a) new verandahs or external spaces are integrated with living spaces and include terraces and/or large verandahs with screening and planting for microclimatic control; and (b) new external construction includes use of awnings, roof forms and lightweight screening elements to provide shading.
Privacy and Amenity	
<p>O33 Refurbished development minimises overlooking.</p> <p>Note: Figure 8.5 (Privacy) demonstrates effective building design elements for protecting privacy.</p>	<p>S33.1 New privacy screens and/or landscaping are added where privacy conflicts currently exist.</p>

Specific Outcomes		Acceptable solutions for self-assessable development* or probable solutions for assessable development	
O34	Refurbished development minimises noise nuisance.	S34.1	New air conditioning plant and other potential noise sources are not located close to bedroom windows or other openings.
Open Space, Landscaping and Fencing			
O35	Refurbished development is provided with private open space which: <ul style="list-style-type: none"> (a) facilitates active use by residents; (b) has adequate privacy; (c) has access to some direct sunlight; and (d) has convenient access from a main living area. 	S35.1	New landscape design allows for shading and sunlight to communal areas, privacy buffers between dwelling units and assists in providing microclimatic control.
		S35.2*	A minimum of 20% of the site is maintained as landscape and recreation spaces each with a minimum dimension of 3 metres.
		S35.3*	The development includes a screened area within or outside of the building envelope for storing refuse bins.
O36	Landscape design contributes to the streetscape and character of the surrounding environment.	S36.1 *	Street frontage planting includes a continuous garden bed of 3 metres width excluding pathways and driveways.
		S36.2*	The site landscape design incorporates trees (minimum 3 metres height at maturity) to mark building entry points and important frontages.
		S36.3	Mature trees forming an important part of the existing streetscape are retained.
			<i>Note:</i> Section 9.7 (Landscaping Code) sets out requirements for landscaping.
O37	New fencing and walls: <ul style="list-style-type: none"> (a) assist the development to address the street; (b) assist safety and surveillance; (c) enable use of private open space abutting the street; (d) assist in highlighting entrances; and (e) maintain important views from the street. 	S37.1	High solid front fences are avoided so that each dwelling unit orientated to the street can observe the street.
		S37.2*	Height of front fences and walls is a maximum of: <ul style="list-style-type: none"> (a) 1.8 metres behind the building line; (b) 1.8 metres forward of the building line, if 60% transparent; and (c) 1.2 metres, forward of the building line if solid.
Parking, Access and Servicing			
O38	Vehicle access and parking for refurbished development: <ul style="list-style-type: none"> (a) is adequate, safe and convenient for residents, visitors and service providers; and (b) is treated so as not to adversely impact neighbouring dwelling units. 	S38.1*	The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Requirements) of the Parking and Access Code .
		S38.2	Vehicle parking areas: <ul style="list-style-type: none"> (a) are screened to minimise reflection of car headlights onto dwellings and attenuate noise; (b) are ventilated if enclosed; and (c) are separated from windows of habitable rooms to minimise noise and fumes nuisance.
		S38.3	An opaque soundproof screen fence or wall is

Specific Outcomes	Acceptable solutions for self-assessable development* or probable solutions for assessable development
	<p>provided to any driveways and vehicle parking areas situated along the side or rear boundary.</p> <p><i>Note:</i> Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, access and manoeuvring areas.</p>

Table 8.1 Minimum Boundary Setbacks for Multi Unit Residential Development

Building Height (above ground level) for that part of a building up to:	Boundary	Minimum Setback in metres (m)
8.5 metres	Side	2m
	Front (primary)	6m
	Front (secondary)	4m
	Rear	2m
11 metres	Side	4m
	Front (primary)	6m
	Front (secondary)	4m
	Rear	6m
16 metres	Side	5m ^A
	Front (primary)	6m
	Front (secondary)	4m
	Rear	6m
22 metres	Side	8m ^B
	Front (primary)	6m
	Front (secondary)	6m
	Rear	6m
30 metres	Side	10m ^C
	Front (primary)	6m
	Front (secondary)	6m
	Rear	8m

- A. Reducing to 4 metres where no overlooking or overshadowing of neighbours occurs.
- B. Reducing to 6 metres where no overlooking or overshadowing of neighbours occurs.
- C. Reducing to 8 metres where no overlooking or overshadowing of neighbours occurs.

Figure 8.1 Site Layout

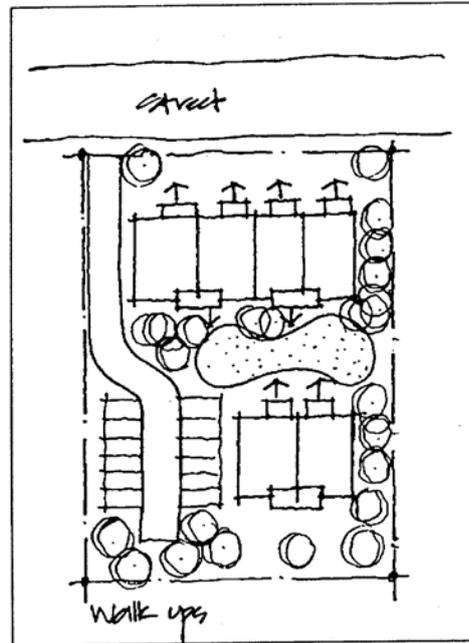
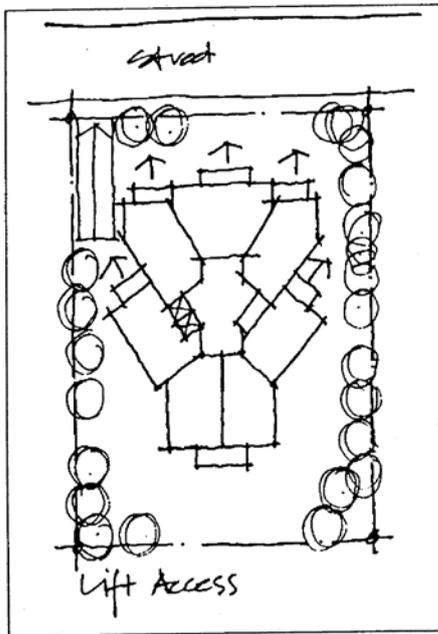


Figure 8.2 Coastal Character

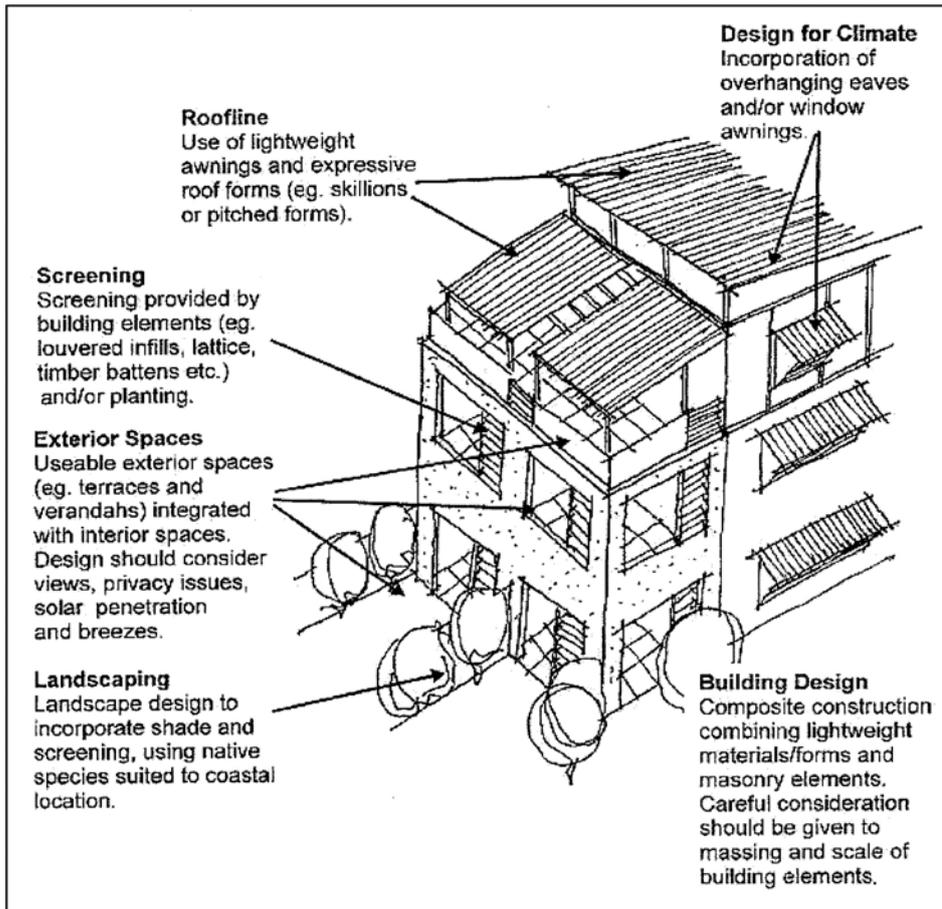
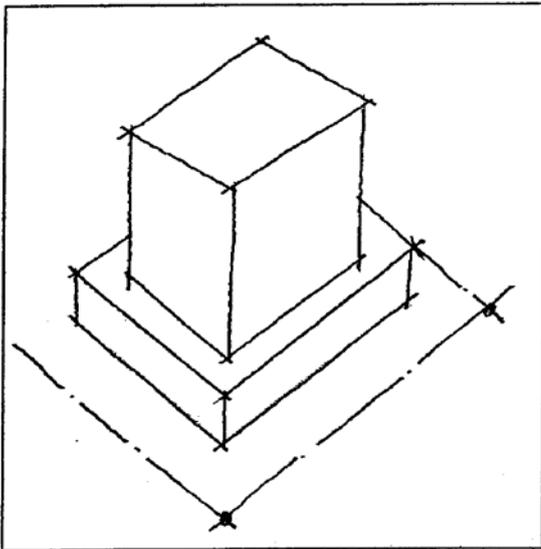
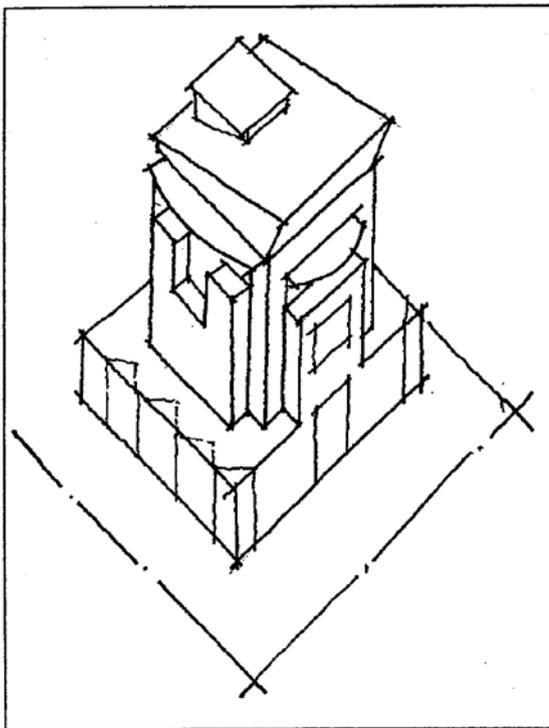


Figure 8.3 Preferred Building Envelopes



Un-modelled Form



Modelled Form

Figure 8.4 Frontage and Roof Articulation

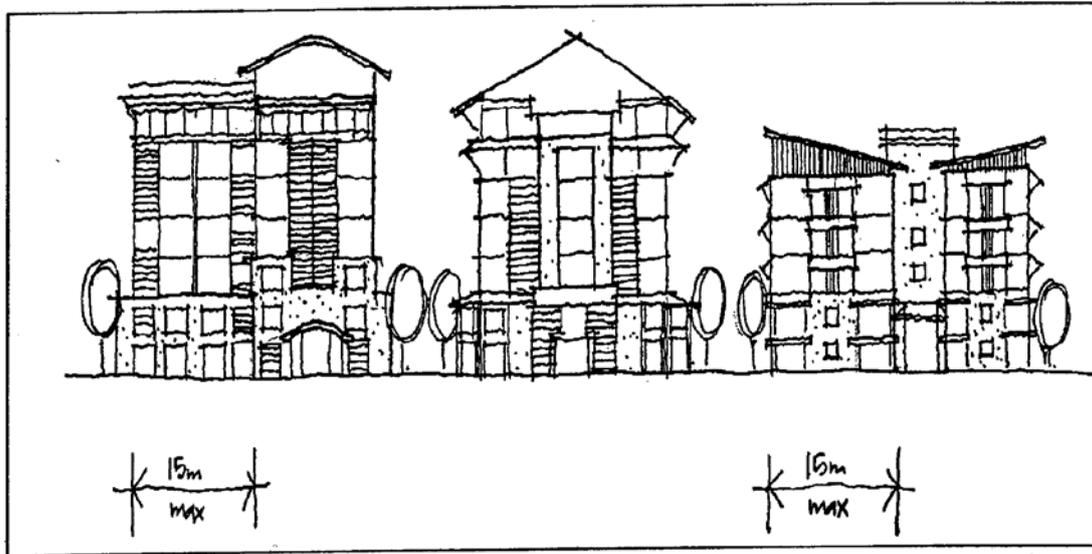
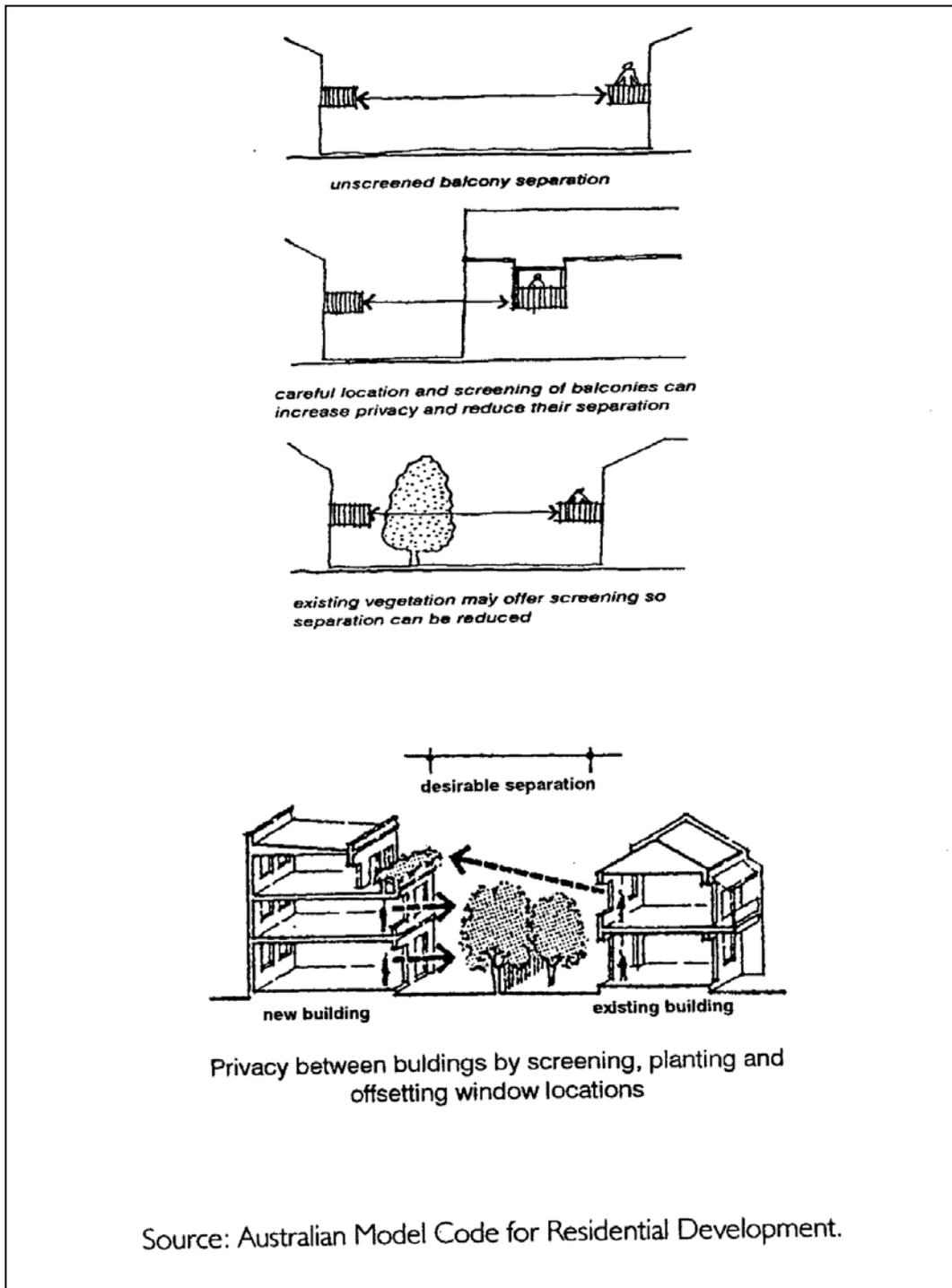


Figure 8.5 Privacy



8.10 Retirement Community Code

8.10.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Retirement Community Code.
- (2) The Overall Outcomes sought for the Retirement Community Code are as follows:
 - (a) achieve a balance of specialised housing for older people whilst providing the opportunity to participate in the wider community;
 - (b) a choice of housing options for older people is provided;
 - (c) retirement communities are located where residents can have easy and direct access to the neighbourhood, public transport, services and facilities;
 - (d) a home-like, non-institutional environment is created that promotes individuality, sense of belonging and independence;
 - (e) residents can identify their homes and personalise their living spaces;
 - (f) site topography and site design promotes ease of movement, safety and legibility for residents and visitors;
 - (g) the comfort, safety, security, individuality, privacy and wellbeing of residents is promoted;
 - (h) retirement communities are supported by the social infrastructure required to meet resident needs;
 - (i) retirement communities are designed to integrate with surrounding development; and
 - (j) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

8.10.2 Specific Outcomes

Specific Outcomes ¹		Probable Solution	
<i>Location and Site Suitability</i>			
<p>O1 The retirement community is located so that residents have convenient access to:</p> <ol style="list-style-type: none"> (a) everyday commercial facilities; (b) community facilities; and (c) regular public or private retirement community transport. 	<p>SI.1 The retirement community is located:</p> <ol style="list-style-type: none"> (a) in the Low Density Residential, Township Residential or Multi Unit Residential Precincts; or (b) in the Emerging Community Precinct, on a site nominated on an approved Plan of Development as a retirement community lot; or (c) on another site within 400 metres walking distance of a business centre or within 100 metres walking distance of a public transport stop. <p>OR</p> <p>Provision of regular transport is provided by the retirement community operator.</p>		
<p>O2 The retirement community is located on a site which:</p> <ol style="list-style-type: none"> (a) is not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance; and (b) does not pose physical difficulties (including topographic difficulties) for residents or staff. 	<p>S2.1 The retirement community is not located within 200 metres of land included in the Industry Precinct Class.</p> <p>S2.2 The retirement community is not located on land where:</p> <ol style="list-style-type: none"> (a) soils are contaminated by pollutants which represent a health or safety risk to residents; or (b) where maximum concentrations of air pollutants exceed those recommended by the National Health and Medical Research Council. 		

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹	Probable Solution
	<p>S2.3 Areas accessed by residents of the retirement community are on land not steeper than 1 in 20.</p> <p><i>Note:</i></p> <p><i>Section 9.8 (Nuisance Code) sets out road traffic and railway noise specifications for new development.</i></p>
Site Size and Density	
<p>O3 The retirement community is located on a site which has an area and dimensions suitable to enable the development of a well designed and integrated facility, incorporating:</p> <ul style="list-style-type: none"> (a) accommodation and support facilities; (b) vehicles access, parking and manoeuvring; (c) open space and landscaping; (d) any necessary buffering; and (e) that avoids stigmatisation and facilitates integration with the surrounding area. 	<p>S3.1 The retirement community site has a minimum area of 2,500m² and a minimum frontage of 30 metres.</p>
<p>O4 The number of dwelling units developed on the site is consistent with the desired character of the area in which it is situated.</p>	<p>S4.1 Unless otherwise specified in the applicable Planning Area Code or Structure Plan Area Code, site density does not exceed:</p> <ul style="list-style-type: none"> (a) 25 dwelling units per hectare if located in the Township Residential, Low Density Residential or Emerging Community Precincts; or (b) 50 dwelling units per hectare if located in the Multi Unit Residential Precinct.
Building Siting and Appearance	
<p>O5 The retirement community is sited and designed to take account of its setting and site context and so as to make a positive contribution to the built form character of the locality.</p>	<p>S5.1 Development complies with the performance criteria of Part 3, Element B2 (Building Appearance and Neighbourhood Character) of the <i>Queensland Residential Design Guidelines (QRDG)</i> Part 3.</p> <p>S5.2 Unless otherwise specified in the applicable Planning Area Code or Structure Plan Area Code, the height of a building or structure does not exceed 8.5 metres above ground level.</p> <p>S5.3 Building or structures are set back:</p> <ul style="list-style-type: none"> (a) a minimum of 6 metres from the front boundary; and (b) 4.5 metres from side and rear boundaries. <p>S5.4 The length of unarticulated elevations of buildings, fences or other structures visible from the street does not exceed 15 metres.</p> <p>S5.5 Buildings do not exceed 40 metres in length, with separation between buildings (for the purposes of cross ventilation, articulation and light) of at least 4 metres.</p>
<p>O6 The site layout and building design promotes a domestic scale, individuality and sense of belonging.</p>	<p>S6.1 Housing units are clustered as clusters of homes with street frontages, private yards and a clear distinction between front and back doors of units. Clusters are supported by unique design features to help identify and individualise them.</p>

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹		Probable Solution	
		S6.2	Housing units have clear addresses within conventional address systems of streets and units.
		S6.3	Logical, direct and separated pedestrian and vehicle routes are provided between housing units, on-site facilities and facilities in the neighbourhood.
Site Coverage			
O7	The site coverage of all buildings does not result in a built form that is bulky and visually intrusive, with a substantial proportion of the site retained for private and communal open space.	S7.1	Site coverage of buildings or structures does not exceed 40%.
Climate Control and Energy Efficiency			
O8	The retirement community is designed to promote climatic control and energy efficiency.	S8.1	No probable solution prescribed. <i>Note:</i> <i>Section 9.4 (Climate and Energy Code) sets out requirements for design for climate and energy efficiency.</i>

Open Space and Landscaping	
<p>O9 Communal and private open space is provided and development is landscaped so that residents have sufficient area to engage in communal activities, enjoy private and semi private spaces, and accommodate visitors.</p>	<p>S9.1 At least 30% of the site area is provided as communal and private open space, exclusive of required setbacks and buffers with:</p> <ul style="list-style-type: none"> (a) each ground floor independent dwelling unit having a courtyard or similar private open space area, not less than 20m² and with a minimum dimension of 3 metres directly accessible from the living area of the dwelling unit; (b) each independent dwelling unit above ground level having 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 of the dwelling unit; and (c) each hostel or nursing care unit having a courtyard or similar private open space area not less than 10m² with a minimum dimension of 2.5 metres directly accessible from the living area. <p>S9.2 A 3 metre wide landscaped buffer strip is provided along the frontage of the site.</p> <p>S9.3 A 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary.</p> <p><i>Note:</i> Section 9.7 (Landscaping Code) sets out requirements for landscaping.</p>
Management and Care Facilities	
<p>O10 The retirement community provides management and/or care facilities on site.</p>	<p>S10.1 On-site management and/or care services are provided.</p>
Accessibility	
<p>O11 The retirement community incorporates easy and safe pedestrian access and movement.</p>	<p>S11.1 No dwelling unit is more than 250 metres walking distance from a site entry or exit point.</p> <p>S11.2 All pathways and land used for outdoor</p>
Specific Outcomes¹	Probable Solution
	<p>recreation have grades not exceeding 1 in 20, with paths having hard, slip resistant surfaces.</p> <p>S11.3 Internal paths, ramps and hallways are capable of accommodating two wheelchairs (side by side) at any one time.</p> <p>S11.4 Development complies with Australian Standard AS1428 – Design for Access and Mobility.</p> <p>S11.5 Buildings exceeding one storey incorporate lifts or ramped access to each level.</p>
<p>O12 The site is serviceable by ambulance and for medical treatment and fire-fighting in emergency situations.</p>	<p>S12.1 On-site 24 hour emergency service call facilities are available.</p> <p>S12.2 An emergency evacuation plan is prepared, and clearly displayed.</p> <p><i>Note:</i></p>

		Section 9.12 (Parking and Access Code) sets out the design requirements for internal street networks and manoeuvring areas.
Safety and Security		
O13	The retirement community provides a safe and secure living environment.	<p>S13.1 Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.</p> <p>S13.2 Entrances and exits to the site are clearly marked and well lit.</p> <p>S13.3 Bollard or overhead lighting (which achieves lighting levels of at least category 2 as specified in <i>Australian Standard AS1158</i>) is provided along all footways and roads, and in all car parking areas.</p> <p>S13.4 External lighting to dwellings is controlled by light photo cell sensor devices.</p> <p>Note: Section 9.5 (Design for Safety Code) sets out requirements for design for safety.</p>
Parking and Access		
O14	Resident, visitor and service vehicles are accommodated on the site in a safe and convenient manner.	<p>S14.1 The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code.</p> <p>Note: Section 9.12 (Parking and Access Code) sets out the design requirements for parking, areas and manoeuvring areas.</p>
Services and Utilities		
O15	The retirement community is provided with: <ul style="list-style-type: none"> (a) a safe and reliable water supply; and (b) a sewage disposal system which maintains acceptable public health and environmental standards. 	<p>S15.1 The retirement community is connected to the reticulated water supply and sewerage systems.</p> <p>S15.2 Infrastructure is provided in accordance with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).</p>

Specific Outcomes ¹		Probable Solution
Waste Management		
O16	Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's cleansing contractor.	S16.1 Centralised refuse storage areas are: <ul style="list-style-type: none"> (a) located at least 5 metres from any street frontage or any other boundary; (b) of hardstand construction; (c) convenient to access; and (d) screened. <p><i>Note:</i></p> <p><i>Section 9.7 (Landscaping Code) sets out requirements for landscaping and screening.</i></p>

8.11 Rural Uses Code

8.11.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Rural Uses Code.
- (2) The Overall Outcomes sought for the Rural Uses Code are as follows:
 - (a) rural uses in the Rural Precinct are sustainable;
 - (b) good quality agricultural land (GQAL) is conserved and sustainably used; and
 - (c) the impacts of rural uses on the ecological values of sites and on the amenity of surrounding areas are within acceptable limits.

8.11.2 Specific Outcomes

Specific Outcomes ¹		Acceptable solutions for self-assessable development* and probable solutions for assessable development							
Best Practice Standards^{2,3}									
O1	Agriculture and animal husbandry – low impact is carried out in a sustainable manner which avoids or minimises adverse impacts on: <ol style="list-style-type: none"> (a) environmental values and systems; and (b) the amenity of existing or planned future residential or rural residential settlement areas. 	SI.1*	Agriculture and animal husbandry – low impact is conducted on a site with a minimum area of 3,500m ² .						
		SI.2*	Agriculture (other than farm forestry) is setback at least 50 metres from a waterbody, creek or river.						
Requirements Applying to Stables									
O2	The amenity of rural, rural residential or residential neighbourhoods is maintained by the provision of adequate site area for the stabling of horses.	S2.1*	The stable is conducted on a site with a minimum area of 2,000m ² .						
		S2.2*	The maximum number of horses kept complies with the following table:						
		<table border="1"> <thead> <tr> <th>No. of Horses</th> <th>Site Area</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>2,000 to 3,000m²</td> </tr> <tr> <td>1</td> <td>Per additional 1,000m²</td> </tr> </tbody> </table>		No. of Horses	Site Area	3	2,000 to 3,000m ²	1	Per additional 1,000m ²
No. of Horses	Site Area								
3	2,000 to 3,000m ²								
1	Per additional 1,000m ²								

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

² Environmental Codes of Practice prepared under S548 of the Environmental Protection Act 1994 provide guidance for achieving Specific Outcome O1.

³ The State Planning Guidelines “Separating Agricultural and Residential Land Uses” (Department of Natural Resources and Department of Local Government and Planning, 1997) provides guidance for achieving Specific Outcome O1.

8.12 Intensive Rural Uses Code

8.12.1 Overall Outcomes

- (1) The Overall Outcome is the purpose of the Intensive Rural Uses Code.
- (2) The Overall Outcome sought for the Intensive Rural Uses Code is that intensive rural uses (animal husbandry – high impact, animal keeping and aquaculture) are established on suitable sites where environmental and amenity impacts can be effectively managed.

8.12.2 Specific Outcomes

Specific Outcomes ¹		Probable Solutions	
Location and Site Suitability			
O1	The intensive rural use is located on a site which has sufficient area to accommodate the use, including buildings, pens, ponds, other structures and waste disposal areas involved in the use.	S1.1	The intensive rural use is located on a site which has a minimum area complying with Table 8.2 (Siting and Setback Requirements for Intensive Rural Uses) .
O2	The intensive rural use is located on a site which has sufficient area to provide for adequate setbacks of buildings, pens, ponds, other structures and waste disposal areas involved in the use from: <ol style="list-style-type: none"> (a) road frontages; (b) site boundaries; (c) residential uses on surrounding land; and (d) waterways or wetlands. 	S2.1	Buildings (other than for residential or administrative purposes), pens, ponds, other structures and waste disposal areas are sited and set back in accordance with Table 8.2 (Siting and Setback Requirements for Intensive Rural Uses) .
O3	The intensive rural use is located on a site which: <ol style="list-style-type: none"> (a) comprises suitable terrain; (b) is sufficiently elevated to facilitate ventilation and drainage; (c) is not subject to flooding within the areas used for buildings and pens; (d) does not contain good quality agricultural land; (e) has adequate vehicle access; (f) is supplied with a reliable, good quality water supply; and (g) is sufficiently separated from any existing or planned residential or rural residential settlement area to avoid any adverse impacts with respect to noise, odour, visual impact, traffic generation, lighting or radiation. 	S3.1	The intensive rural use is located on a site which: <ol style="list-style-type: none"> (a) has slopes not exceeding 1:10; (b) is not identified on a Planning Area Overlay Map as being subject to the: <ol style="list-style-type: none"> (i) Flood Management Overlay; or (ii) Natural Waterways and Wetlands Overlay; or (iii) Habitat and Biodiversity Overlay; (c) is not located on good quality agricultural land as defined by <i>State Planning Policy 1/92: Development and the Conservation of Agricultural Land</i>; (d) has sealed road access; (e) is provided with a reliable water supply with capacity to store a minimum of two days, supply; and (f) is not less than: <ol style="list-style-type: none"> (i) 5,000 metres from land included in the Residential Precinct Class; (ii) 1,000 metres from land included in the Rural Residential Settlement Precinct; and (iii) 1,000 metres from any community facility where people gather (e.g. educational establishment or child care centre).
Environmental and Amenity Impacts			
O4	The use incorporates waste disposal systems and practices which: <ol style="list-style-type: none"> (a) ensure that off-site release of contaminants does not occur; (b) ensure no significant adverse impacts on surface or ground water resources; and (c) comply with relevant Government or industry guidelines, codes and standards 	S4.1	For solid waste disposal: <ol style="list-style-type: none"> (a) stockpiling and composting are undertaken on a low permeability pad where the depth of the water table exceeds 2 metres; (b) drainage flows into a wastewater treatment system; (c) pile is turned regularly to ensure aerobic conditions;

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹	Probable Solutions
<p>applicable to a specific use or on-site waste disposal.</p>	<p>(d) composting is for a period of up to 8 weeks and curing is for 4 weeks; and (e) moisture content is kept at 40% to 50%.</p> <p>S4.2 For effluent disposal:</p> <p>(a) wastewater is treated in a system of ponds, or physically removed from the site and is not released into any waterway or wetland; (b) treated wastewater is used for irrigation only when pathogens and toxins have been removed; and (c) subsurface trenches are located not less than 100 metres from any waterway.</p> <p>S4.3 For carcass disposal, no burning is undertaken and:</p> <p>(a) where composting by aerobic decomposition is undertaken:</p> <p>(i) a balanced mix of Nitrogen (carcass) and Carbon source (sawdust, cereal, straw, etc.) is maintained; (ii) the carcass is sufficiently covered with at least 300 millimetres bulking agent (i.e. a Carbon source); and (iii) for a period of 6 months if the carcass is not turned or 3 months if the carcass is turned;</p> <p>(b) where burial is undertaken:</p> <p>(i) there is a low water permeability base; (ii) the depth to the water table exceeds 2 metres; (iii) the carcass is covered to prevent odour emissions; (iv) diversion banks are established to redirect surface waters; (v) mounding and pits do not contain water; and (vi) 1 metre of compacted soil is placed on top of the carcass.</p> <p>S4.4 Waste disposal of manure is in accordance with the "Guidelines for Disposal of Animal Manure", Water Quality Council of Queensland, Guideline No.1 (1981).</p> <p>S4.5 All concentrated use areas (e.g. pens, holding yards and stables) are provided with site drainage to ensure all runoff is directed to suitable detention basins, filtration and other treatment areas.</p>
<p>O5 All animals kept in suitable enclosures such that they are contained within the site and not allowed to roam free.</p>	<p>S5.1 No probable solution prescribed.</p>

<p>O6 The intensive rural use limits the generation of noise such that:</p> <ul style="list-style-type: none"> (a) nuisance is not caused to surrounding properties or other nearby noise sensitive areas; (b) applicable legislative requirements are met; and (c) desired ambient noise levels for residential areas are not exceeded. 	<p>S6.1 No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.</i></p>
<p>O7 The intensive rural use prevents or minimises any emissions of odour, dust and air pollutants such that:</p> <ul style="list-style-type: none"> (a) nuisance is not caused beyond the site boundaries; (b) applicable legislative requirements are met; and (c) air quality conducive to the health and wellbeing of people is maintained.¹ 	<p>S7.1 No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.</i></p>
<p>O8 The intensive rural use prevents or manages any discharges of stormwater runoff or wastewater from the site to any waterway or waterbody, roadside gutter or stormwater drainage such that:</p> <ul style="list-style-type: none"> (a) no unacceptable levels of sediment or pollution enter a waterway; (b) the ecological and hydraulic processes of the waterway are not adversely affected; and (c) applicable legislative requirements are met. 	<p>S8.1 The intensive rural use achieves wastewater discharges with environmental values that do not exceed the water quality guideline levels of the <i>Australian Water Quality Guidelines</i>.</p>

Table 8.2 Siting and Setback Requirements for Intensive Rural Uses

Use	Minimum site area in hectares (ha)	Minimum boundary setbacks in metres (m)	Minimum distance in metres (m) from a residential building on surrounding land	Distance in metres (m) from a wetland or waterway
Animal Husbandry – high impact (Piggery or Feedlot)	20ha	200m from any road frontage. 15m from any side or rear boundary.	500m	100m
Animal Husbandry – high impact (Poultry Farm)	10ha	60m from any road frontage. 15m from any side or rear boundary.	400m	60m
Animal Husbandry – high impact (Emu or Ostrich Hatching and Brooding Facility)	4ha	60m from any road frontage. 15m from any side or rear boundary.	400m	60m
Animal Keeping	4ha	50m from any road frontage. 15m from any side or rear boundary.	300m	50m
Aquaculture	4ha	50m from any road frontage. 15m from any side or rear boundary.	100m	100m

¹ In relation to the waste disposal of manure the “Guidelines for Disposal of Animal Manure” (Water Quality Control of Queensland, Guideline No.1, 1981) provide guidance for achieving Specific Outcome O7.

8.13 Native Forest Harvesting Code

8.13.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Native Forest Harvesting Code.
- (2) The Overall Outcomes sought for the Native Forest Harvesting Code are as follows:
 - (a) the selective harvest of existing native forest for timber production is regulated;
 - (b) the ecological and land resource values of the native forest are retained; and
 - (c) harm to significant ecosystems is avoided.

Note:

1. This Code does not apply to agriculture, involving the growing of plantation trees for farm forestry, which is addressed specifically by the Rural Uses Code.

8.13.2 Specific Outcomes

Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Establishment of Native Forest Harvesting	
<p>O1 Native forest harvesting is established in a manner that:</p> <ol style="list-style-type: none"> (a) protects significant ecological values; (b) protects the landscape character of the area; (c) minimises fire risk; (d) avoids adverse impacts on neighbouring premises; and (e) provides for the stabilisation and rehabilitation of the forest following harvest. 	<p>SI.1* Native forest harvesting is established and managed in a manner consistent with the <i>Code of Practice for Native Forest Timber Production</i>.</p> <p>SI.2 For assessable development, no probable solution prescribed.</p>
Management and Harvest of Native Forest	
<p>O2 Management and harvest of the native forest is conducted in a manner which:</p> <ol style="list-style-type: none"> (a) protects significant ecological values; (b) protects the landscape character of the area; (c) minimises fire risk; (d) avoids adverse impacts on neighbouring premises; and (e) provides for the stabilisation and rehabilitation of the forest following harvest. 	<p>S2.1* Any initial on-site processing is carried out such that no tree products from other sites are processed on the site.</p> <p>S2.2 For assessable development, no probable solution prescribed.</p>

¹ The Use Codes Planning Scheme Policy and Development Design Planning Scheme Policy provide guidance for achieving certain specific outcomes in this code

8.14 Rural Service Industry Code

8.14.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Rural Service Industry Code.
- (2) The Overall Outcomes sought for the Rural Service Industry Code are as follows:
 - (a) rural service industries are established which complement and support rural activities; and
 - (b) rural service industries are located and designed so as not to adversely impact upon rural landscape character, residential amenity or the environment.

8.14.2 Specific Outcomes

Specific Outcomes ¹	Probable Solutions
Location and Site Suitability	
<p>O1 The rural service industry is located on a site which:</p> <ol style="list-style-type: none"> (a) is sufficient in size and shape to: <ol style="list-style-type: none"> (i) accommodate the nature and scale of use; and (ii) protect good quality agricultural land; (b) is not subject to constraint by waterways, wetlands, flooding, steep slopes or significant habitat; (c) has adequate vehicle access; (d) has access to an adequate potable water supply and electricity; and (e) is located such that amenity of surrounding residential uses and other sensitive receiving environments is protected. 	<p>S.1 The rural service industry is located in the Rural Precinct on a site which is not identified on a Planning Area Overlay Map as being subject to the:</p> <ol style="list-style-type: none"> (a) Natural Waterways and Wetlands Overlay; (b) Flood Management Overlay; (c) Steep Slope / Stability Overlay; or (d) Habitat and Biodiversity Overlay. <p>S1.2 The rural service industry is located on a site that has a regular shape and an area of at least 4,000m² with a minimum width of 40 metres.</p> <p>S1.3 The rural service industry is provided with a reliable potable water supply and electricity.</p> <p>S.14 The rural service industry is located so that material and product haulage routes do not pass through existing or planned residential or rural residential settlement areas.</p> <p>S1.5 Where on-site processing of produce from other farms occurs, the rural service industry is not located on good quality agricultural land as defined by <i>SPP1/92: Development and the Conservation of Agricultural Land</i> and the associated <i>Planning Guidelines</i>.</p>
Site Layout	
<p>O2 The rural service industry use maintains the visual amenity and character of Caloundra City's rural and hinterland areas by:</p> <ol style="list-style-type: none"> (a) providing for adequate setbacks of buildings, structures, and open space areas involved in the rural service industry use from: <ol style="list-style-type: none"> (i) road frontages; (ii) site boundaries; and (iii) residential uses on surrounding land. (b) providing for on-site landscaping that effectively screens non-residential buildings, 	<p>S2.1 Any buildings, structures or open use areas involved in the rural service industry are set back not less than:</p> <ol style="list-style-type: none"> (a) 40 metres from the Bruce Highway or any major arterial or arterial road; (b) 20 metres from any other road frontage; (c) 10 metres from all other site boundaries; and (d) 100 metres from any existing dwelling unit on surrounding sites. <p>S2.2 On-site landscaping provides for the effective</p>

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Specific Outcomes ¹		Probable Solutions																																																	
structures and outdoor areas from surrounding roads and dwellings.		screening of all non-residential buildings, structures and outdoor use areas from surrounding roads and dwellings.																																																	
		<p>Note:</p> <p>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</p>																																																	
Environmental Management																																																			
O3	<p>The rural service industry limits the generation of noise such that:</p> <p>(a) nuisance is not caused to surrounding properties or other nearby noise sensitive areas;</p> <p>(b) applicable legislative requirements are met; and</p> <p>(c) desired ambient noise levels for residential areas are not exceeded.</p>	S3.1	<p>The rural service industry complies with probable solution S6.1 (Noise Amenity) of the Nuisance Code.</p>																																																
O4	<p>The rural service industry prevents or minimises any emissions of odour, dust and air pollutants such that:</p> <p>(a) nuisance is not caused beyond the site boundaries;</p> <p>(b) applicable legislative requirements are met; and</p> <p>(c) air quality conducive to the health and wellbeing of people is maintained.</p>	S4.1	<p>The rural service industry complies with the following air emission levels:</p> <p>(a) air quality indicators and goals identified in Schedule I of the Environmental Protection (Air) Policy 1997; or</p> <p>(b) air quality indicators and goals identified in the following table:</p> <table border="1" data-bbox="970 1010 1434 1339"> <thead> <tr> <th rowspan="2">Air Quality Indicator</th> <th colspan="3">Air Quality Guide</th> </tr> <tr> <th>Measure</th> <th>Unit</th> <th>Ave Time</th> </tr> </thead> <tbody> <tr> <td>Carbon Monoxide</td> <td>9</td> <td>ppm</td> <td>8 hours</td> </tr> <tr> <td>Lead</td> <td>1.5</td> <td>$\mu\text{g}/\text{m}^3$</td> <td>3 months</td> </tr> <tr> <td>Nitrogen dioxide</td> <td>0.16</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td>Ozone</td> <td>0.1</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td rowspan="2">Particles (as PM₁₀)</td> <td>0.08</td> <td>ppm</td> <td>4 hours</td> </tr> <tr> <td>150</td> <td>$\mu\text{g}/\text{m}^3$</td> <td>24 hours</td> </tr> <tr> <td rowspan="2">Sulfur Dioxide</td> <td>50</td> <td>$\mu\text{g}/\text{m}^3$</td> <td>1 year</td> </tr> <tr> <td>0.2</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td rowspan="2">Dust</td> <td>0.02</td> <td>ppm</td> <td>1 year</td> </tr> <tr> <td>500</td> <td>$\mu\text{g}/\text{m}^3$</td> <td>20 minutes</td> </tr> <tr> <td></td> <td>120</td> <td>$\mu\text{g}/\text{m}^3$</td> <td>24 hours</td> </tr> </tbody> </table> <p>(c) Lead or Sulfur concentrations acceptable in liquid fuel used for stationary fuel burning equipment do not exceed the following values:</p> <p>(i) a concentration of lead or a lead compound not more than 0.02% by weight; or</p> <p>(ii) a concentration of sulfur or a sulfur compound of not more than 3% by weight.</p> <p>(d) Odour emissions do not cause a nuisance (i.e. in excess of 5 odour units) beyond the site</p>	Air Quality Indicator	Air Quality Guide			Measure	Unit	Ave Time	Carbon Monoxide	9	ppm	8 hours	Lead	1.5	$\mu\text{g}/\text{m}^3$	3 months	Nitrogen dioxide	0.16	ppm	1 hour	Ozone	0.1	ppm	1 hour	Particles (as PM ₁₀)	0.08	ppm	4 hours	150	$\mu\text{g}/\text{m}^3$	24 hours	Sulfur Dioxide	50	$\mu\text{g}/\text{m}^3$	1 year	0.2	ppm	1 hour	Dust	0.02	ppm	1 year	500	$\mu\text{g}/\text{m}^3$	20 minutes		120	$\mu\text{g}/\text{m}^3$	24 hours
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O5	<p>The rural service industry prevents or manages any discharges of stormwater runoff or wastewater from the site to any waterway or waterbody, roadside gutter or stormwater drainage such that:</p> <p>(a) no unacceptable levels of sediment or pollution enter a waterway;</p> <p>(b) the ecological and hydraulic processes of the waterway are not adversely affected;</p>	S5.1	<p>No probable solution prescribed.</p>																																																

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Specific Outcomes ¹		Probable Solutions	
	and (c) applicable legislative requirements are met. ²		
O6	Disposal of solid waste and liquid waste generated by the rural service industry does not result in any on-site or off-site contamination of soil, surface water and ground water.	S6.1	No probable solution prescribed.
Traffic			
O7	Traffic generated by the rural service industry on the surrounding road network does not result in unacceptable impacts on adjacent land and local road users.	S7.1	No probable solution prescribed.
Parking			
O8	Sufficient on-site parking is provided to accommodate the amount of vehicular traffic likely to be generated by the rural service industry.	S8.1	No probable solution prescribed.
O9	On-site parking and servicing areas are provided and operated in a safe and efficient manner while avoiding unacceptable environmental and amenity impacts.	S9.1	No probable solution prescribed. <i>Note:</i> <i>Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, access and manoeuvring areas.</i>

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² The *Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2000) – Paper No.4* (Australian and New Zealand Environment and Conservation Council (ANZECC) and Agriculture and Resource Management Council of Australia and New Zealand (ARMCANZ)) provides guidance for achieving Specific Outcome O5.

8.15 Business Code

8.15.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Business Code.
- (2) The Overall Outcomes sought for the Business Code are as follows:
 - (a) the type and scale of development in business centres is appropriate to the role within the business centre hierarchy identified in subsection 2.2.1 (1)(c) and illustrated on [Map DEO 1.1](#) in Part 2;
 - (b) business centres function as multi-purpose community places serving a variety of retail, commercial, service and community functions;
 - (c) business and commercial development is designed to be inviting, accessible, comfortable and convenient to centre users;
 - (d) business centres are safely and easily accessed from the catchments they serve and integrate with public transport, promote cycling and pedestrian accessibility and provide high quality amenities for all users;
 - (e) design promotes safety and convenience for users by providing safe use of public areas; climatic comfort; energy efficient design; easy navigation and access within the centre; safe pedestrian and cyclist movement within the site; and high quality amenity for all users;
 - (f) mixed use development is promoted which encourages street life and a safe public environment;
 - (g) amenity impacts on adjoining properties are mitigated by appropriate layout, siting and design;
 - (h) business centres exhibit a visually attractive, distinctive built form, which integrate landscaping and retain and integrate places of cultural heritage value;
 - (i) business centres develop in a logical and integrated manner contributing to the centre's desired urban design, built form and internal movement networks, including a logical and convenient pedestrian network; and
 - (j) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

8.15.2 Specific Outcomes

Specific Outcomes ¹		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Siting, Layout, Building Form and Design – General Requirements			
O1	Premises are of a type and scale consistent with: <ol style="list-style-type: none"> (a) Caloundra City's business centre hierarchy and the role of Maroochydore as the Principal Activity Centre for the Sunshine Coast Sub-region; (b) the desired character of the Precinct and locality in which it is situated; and (c) the existing centre's desired urban design, built form and internal movement networks. 	SI.1*	Any premises used for business and commercial uses with a gross floor area exceeding 3,000m ² is located in:- <ol style="list-style-type: none"> (a) the Regional Business Centre Precinct, District Business Centre Precinct (other than Maleny Township) or the Kawana Waters Specialist Retail Area Precinct ;or (b) the District Activity Centre Precinct (where in a Master Planned Area).
		SI.2*	Any shop or office having a gross floor area exceeding 150m ² is located in a business centre.
		SI.3	No probable solution prescribed for Specific Outcome O1©.
O2	The maximum gross floor area is appropriate to the business centre hierarchy and business centre precinct in which the site is located.	S2.1	Unless otherwise specified in the applicable Planning Area Code or Structure Plan Area Code, plot ratio does not exceed the plot

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Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	ratio specified in Table 8.3 (Maximum Plot Ratio) of this code.
<p>O3 The height of buildings is appropriate to the desired character of the business centre and their immediate environs.</p>	<p>S3.1 The building has a maximum height not exceeding the height specified in the applicable Planning Area Code or Structure Plan Area Code.</p>
<p>O4 The height, site cover and setbacks for buildings all combine to respect or enhance the character and amenity of their streets and neighbouring premises via a built form that for:</p> <p>(a) those parts of buildings not exceeding 8.5 metres in height are designed to:</p> <p>(i) create a built form in which buildings are closely related to streets, public spaces and pedestrian routes;</p> <p>(ii) create comfortable pedestrian environments characterised by continuous pedestrian shelter;</p> <p>(iii) maintain some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building;</p> <p>(b) those parts of buildings taller than 8.5 metres are designed to:</p> <p>(i) have a slender profile above a podium level;</p> <p>(ii) ensure equitable access to attractive views and prevailing cooling breezes; and</p> <p>(iii) avoid excessively wide facades and inadequate spaces between buildings above podium level.</p>	<p>S4.1 Unless otherwise specified in the applicable Planning Area Code or Structure Plan Area Code:</p> <p>(a) site cover of buildings does not exceed:</p> <p>(i) 80% if one storey in height;</p> <p>(ii) 70% if not exceeding 8.5 metres in height;</p> <p>(iii) 35% for that part of the building exceeding 8.5 metres in height;</p> <p>(b) buildings are set back from street frontages:</p> <p>(i) 0 metres if not exceeding 8.5 metres in height; and</p> <p>(ii) 6 metres for that part of the building exceeding 8.5 metres in height;</p> <p>(b) buildings are set back from other site boundaries:</p> <p>(i) 0 metres if not exceeding 8.5 metres in height and adjoining an existing blank wall or vacant land on an adjoining site;</p> <p>(ii) 3 metres if not exceeding 8.5 metres in height and adjoining an existing wall with openings on an adjoining site; and</p> <p>(iii) 6 metres for that part of the building exceeding 8.5 metres in height.</p> <p>S4.2 Any projections occurring outside of the building envelope on side and rear boundaries occur only in the following circumstances:</p> <p>(a) balconies may project up to a maximum of 1.5 metres within the setback area where no part of a balcony is closer than 4.5 metres to a side or rear site boundary and the amenity of neighbouring premises is unlikely to be reduced; and</p> <p>(b) total projections are no greater in length than 25% of the façade.</p>
<p>O5 The top level of the building and roof form is shaped to:</p> <p>(a) reduce apparent bulk and provide a visually attractive skyline silhouette;</p> <p>(b) screen mechanical plants from view; and</p> <p>(c) incorporate landscaped roof-top terraces to take advantage of views where appropriate.</p>	<p>S5.1 No probable solution prescribed.</p>
<p>O6 Where located on a corner site on a principal street, or a site with frontages to public or semi-public spaces, or a site terminating important vistas, building design expresses and emphasises</p>	<p>S6.1 No probable solution prescribed.</p>

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Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
the importance of its location through architectural expression and landscape treatments (such as roof form, reduced building setbacks, entrance location, orientation, decorative treatments, detailing and the like).	
O7 Building setbacks are consistent with the desired streetscape for that part of a business centre, creating a continuous or essentially continuous building edge.	S7.1 Buildings setbacks on site frontages are: (a) built to the alignment; or (b) a continuous frontage; or (c) otherwise setback where continuity with neighbouring buildings is required to enhance the streetscape.
O8 The architectural treatment of facades and elevations avoids large blank walls, and openings and setbacks are used to articulate building surfaces and contribute positively to the business centre's streetscape.	S8.1 The building incorporates most or all of the following design elements: (a) wide colonnades; (b) verandahs; (c) awnings; (d) balconies; (e) eaves; (f) recesses; (g) screens; and (h) shutters.
O9 Infill development or alterations in a business centre respects the form, scale and massing of existing traditional buildings to create a coherent streetscape.	S9.1 Where traditional frontages and facades set the architectural theme for parts of a business centre, infill buildings or alterations respect and reflect the architectural qualities and traditional materials of those buildings. <i>Note:</i> <i>Architectural qualities include, scale, materials, colour, modulation, percentage of solid to void, indented windows, projections, balance of horizontal to vertical emphasis, and verandahs and balconies where these are compatible with the proposal's function.</i>
O10 Buildings are finished with high quality materials and colours that: (a) reflect the character of the business centre; (b) are durable and do not require high levels of maintenance; and (c) are not mirrored or highly reflective.	S10.1 No probable solution prescribed.
O11 The following development is designed to take advantage of local climatic conditions in ways that reduce demands on non-renewable energy sources for cooling and heating: (a) office, shop, shopping complex or showroom (with a gross floor area exceeding 2,500m ²); or (b) accommodation building, duplex, motel, multiple dwelling or retirement community within the Business Centre Precinct Class or within an Activity Centre Precinct (where in a Master Planned Area).	S11.1 No probable solution prescribed. <i>Note:</i> <i>Section 9.4 (Climate and Energy Code) sets out requirements for design of climate and energy efficiency.</i>

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Specific Outcomes ¹		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Specific Building Form and Design Requirements			
O12	Taller buildings provide definition between podium and tower levels and between parts of towers, promoting the functional differences between ground level and above ground level spaces.	S12.1	A building exceeding 11 metres in height incorporates: <ul style="list-style-type: none"> (a) variation in materials, colours, textures or other built form elements (i.e. verandahs, balconies, etc.) between base or street levels, mid levels and top levels; and (b) a podium up to 8.5 metres high at the base of the building.
Public Convenience Facilities			
O13	Public convenience facilities are provided that are: <ul style="list-style-type: none"> (a) appropriate to the use and scale of development; (b) accessible; (c) appropriately signed; and (d) appropriately lit. 	S13.1	Public toilet facilities are provided within any building or group of buildings in one development in a business centre: <ul style="list-style-type: none"> (a) with a gross floor area used for retail purposes exceeding 500m²; or (b) where used as a restaurant.
		S13.2	Public signage is provided at the entry to public toilet facilities.
Non-Discriminatory Access			
O14	Buildings and facilities within business centres are accessible to people with special needs.	S14.1	Non-discriminatory access complies with <i>AS1428 – Design for Access and Mobility</i> .
Environmental and Amenity Impacts			
O15	Development enhances or does not create unacceptable micro-climatic impacts or unacceptably reduce the amenity or environmental quality of its environs.	S15.1	No probable solution is prescribed.
O16	Development is designed, sited and orientated so that it does not directly overlook or otherwise impact on the privacy and amenity of habitable spaces (e.g. indoor and outdoor living areas) of residential dwellings on adjacent land or on land included in the Residential Precinct Class or included in a Residential Precinct (where in a Master Plan Area).	S16.1	The building is set back a minimum of 3 metres from the boundary or half the height of the building at that point, whichever is the greater.
		S16.2	The outlook from windows and outdoor areas (i.e. verandahs and balconies) is screened by fixed external screening devices where direct view is available into the adjoining habitable spaces.
		S16.3	A 1.8 metre acoustic and visual fence or wall is provided along the entire length of the boundary.
		S16.4	Landscaping is provided in accordance with S32.1(c) of this code.
O17	Noise from the development does not adversely affect existing or likely future residential uses on adjoining or nearby land.	S17.1	No probable solution prescribed.
			<i>Note:</i> Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.
Mixed Use Residential Development			
O18	Mixed use development incorporating residential accommodation provides reasonable standards of identity, privacy and security for residents and	S18.1	The residential component of mixed use proposals complies with Probable Solutions S27.1, S27.2, S27.3 and S27.4 contained in the

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Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
their visitors.	<p>Multi Unit Code.</p> <p>S18.2 Unless otherwise specified in the applicable Planning Area Code, multi unit residential development in the Business Centre Precinct Class is located only at levels above the ground storey.</p>
<p>O19 The residential component of mixed use development complies with the following Specific Outcomes of the Multi Unit Code: O4, O5, O7, O8, O9, O10, O11, O12, O13, O19, O20, and O21.</p>	<p>S19.1 No probable solution prescribed.</p>
Parking, Servicing and Access	
<p>O20 Sufficient on-site parking is provided to accommodate vehicles and cyclist use likely to be generated by the use.</p>	<p>S20.1* The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code.</p>
<p>O21 On-site servicing areas, parking areas, manoeuvring, and access layouts are provided and operated in a safe and efficient manner.</p>	<p>S21.1* No probable solution prescribed.</p> <p><i>Note:</i></p> <p>Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, areas and manoeuvring areas.</p>
<p>O22 Parking areas, servicing and access is designed and located:</p> <ul style="list-style-type: none"> (a) to ensure no parking, servicing and access area, or structures are a dominant visual element of the business centre, the site on which it is developed, or the streetscape; (b) to service the needs of all users of the development; and (c) to avoid pedestrian and vehicular conflict. 	<p>S22.1 Car parking areas, service areas and access driveways are located where they will not unduly intrude upon pedestrian use of footpaths and will not dominate the streetscape through:</p> <ul style="list-style-type: none"> (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site or below ground level; and (c) shared driveways.
Public Spaces and Pedestrian Environments	
<p>O23 Commercial and business uses provide active street frontages.</p>	<p>S23.1 Ground storeys with frontages to public urban spaces:</p> <ul style="list-style-type: none"> (a) incorporate open and active uses that are likely to foster casual, social and business interaction for extended periods (such as shopfronts, indoor/outdoor cafes and restaurants); (b) present a minimum of 65% of building frontage as predominantly clear windows/glazed doors and a maximum of 35% as solid facade; and (c) where security screens are proposed, utilise grille or translucent screens rather than solid shutters, screens or roller-doors. <p>S23.2 The front facade and main public entrance to the building directly faces the principal street frontage (or square or plaza in the case of a building within a large site).</p>

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Specific Outcomes ¹		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
		S23.3	Where the building is located on a corner site, the main entrance faces the principal street, or the corner.
O24	Development contributes to the creation of safe and secure pedestrian environments within and adjoining business centres.	S24.1	No probable solution prescribed. <i>Note:</i> <i>Section 9.5 (Design for Safety Code) sets out requirements for design for safety.</i>
O25	Pedestrian paths are: (a) comfortable and safe to use; (b) adequately sheltered from excessive sunlight and inclement weather; and (c) provided to give convenient and legible access to car parking areas.	S25.1*	Pedestrian awnings are provided on street frontages to: (a) a minimum width of 2.7 metres (or the width of the adjoining footpath less one metre) in the Local Business Centre Precinct and the Local Activity Centre Precinct (where in a Master Planned Area); or a minimum width of 3.2 metres (or the width of the adjoining footpath less one metre) in other Business Centre Precincts and Activity Centre Precincts (where in a Master Planned Area).
		S25.2	Hard landscaping and paving materials are durable, low maintenance, avoid glare and reflection, and are non-slip.
		S25.3	Specific pedestrian routes are provided and are clearly marked.
O26	Public spaces are well defined and promote casual usage. <i>Note:</i> <i>Public or semi-public urban spaces include public streets, parks, squares, plaza, courtyards, arcades and malls.</i>	S26.1	New public or semi-public urban spaces are provided for the needs of users, including use by the general community by: (a) at least one edge (with a length of at least 6 metres) of the space with a frontage to a public or semi-public street; (b) integrating existing pedestrian movement systems; (c) at least 25% of their area covered or shaded (where the new outdoor space is less than 500m ²); (d) street furniture in keeping with any adopted landscaping theme; (e) public art; (f) conserving existing features of cultural and/or landscape significance (including, but not limited to, heritage buildings and items, mature vegetation, natural water features and wetlands); and (g) providing communal space for use by the general community, appropriate to the size of the centre.
Distinctive and Legible Business Centres			
O27	Patterns of lots, urban spaces, buildings and uses:	S27.1	No probable solution prescribed.

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Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> (a) facilitates convenient pedestrian and vehicular access; (b) provides clear, safe and convenient connections to existing streets, public transport routes and paths for pedestrians and cyclists; (c) provides for the location of buildings close to frontages of streets and other urban spaces in order to facilitate navigation, access and casual surveillance of public and semi-public spaces; (d) maintains visual links to views or features of significance (e.g. views to the sea or Glass House Mountains); (e) permits activity to “spill out” into adjoining streets and public open spaces; and (f) provides for buildings facing streets and public open spaces with their entries visible, clearly recognisable and accessible from the street or public space. 	
<p>O28 Development is consistent with the desired townscape and landscape character of the precinct or sub-precinct in which it occurs, having regard to:</p> <ul style="list-style-type: none"> (a) the pattern of streets and spaces; (b) the siting, form and scale of buildings; (c) the design of outdoor spaces; (d) the use of building and landscaping material and colours; and (e) conservation of valued landscape elements and places of cultural heritage significance. 	<p>S28.1 No probable solution prescribed.</p>
Public Transport	
<p>O29 New development within:-</p> <ul style="list-style-type: none"> (a) the Regional Business Centre Precinct, District Business Centre Precinct and Specialist Retail Area Precinct; or (b) an Activity Centre Precinct (where in a Master Planned Area); <p>provides for the integration of public transport services to facilitate the use of public transport to and from business centres.</p>	<p>S29.1 No probable solution prescribed.</p>
Bicycle Usage and Access	
<p>O30 Adequate facilities are provided to meet the needs of cyclists and to encourage bicycle use by the users and employees of non-residential uses.</p>	<p>S30.1 No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Section 9.12 (Parking and Access Code) sets out the requirements for bicycle spaces and associated facilities.</i></p>
Landscaping	
<p>O31 Street trees and landscaping treatment contribute to the character, amenity, utility and safety of public and semi-public thoroughfares and spaces.</p>	<p>S31.1 Landscaping accords with any Urban Design Masterplan or Streetscape Masterplan contained in a Planning Scheme Policy.</p>

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Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>S31.2 Streets are provided with landscaped verges with footpaths paved for:</p> <ul style="list-style-type: none"> (a) a minimum width of 1.8 metres; or (b) where in a business centre, the full width. <p>S31.3 Street trees are located between footpaths and the street or parking lanes.</p> <p>S31.4 Shade trees are provided throughout spaces to cast shade onto footpaths, activity areas and open car parking.</p> <p>S31.5 Lighting is located such that mature planting does not reduce its effectiveness.</p> <p>S31.6 Street furniture, including seats, bollards, grates, grilles, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains are co-ordinated with other elements of the streetscape.</p> <p><i>Note:</i> Section 9.7 (Landscaping Code) sets out requirements for landscaping.</p>
<p>O32 Premises are attractively landscaped to fulfil the function, location, use and setting relevant to the premises.</p>	<p>S32.1 Soft and hard landscaping is provided on premises, in the following forms:</p> <ul style="list-style-type: none"> (a) Trees, low planting and hard landscaping are provided along street frontages not occupied by buildings or access ways, for a minimum width of 3 metres; (b) shade trees in car parks are provided in accordance with Probable Solution S7.8 of the Landscaping Code; (c) a landscaped buffer strip is provided between the business and commercial use and adjacent residential uses, which: <ul style="list-style-type: none"> (i) has a minimum width of 3 metres; (ii) is planted with a variety of screening trees and shrubs (species to be selected appropriate to the task and scale of development to be screened from view); and (iii) incorporates solid fencing or walls of at least 1.8 metres in height where acoustic attenuation is required; (d) Planting integrated with building forms is provided in accordance with Probable Solutions S7.6 (non-residential) and S7.7 of the Landscaping Code; (e) roof-top planting is encouraged to soften the appearance of buildings and provide visual amenity, especially for residential mixed use buildings; and (f) planting should be integrated with the design of any multi-level car parking structures where facades are likely to be

¹ The Use Codes Planning Scheme Policy and Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>visible from nearby streets and other public spaces.</p> <p>S32.2 The provision of landscaped area(s) is not less than 10% of the site area.</p>
<p>O33 Landscaping enhances the quality of buildings, urban spaces and significant pedestrian and cycle paths without unduly restricting opportunities for casual surveillance.</p>	<p>S33.1 Mature trees and other vegetation provide shade and visual interest yet allow unrestricted views, at heights of between 0.6 and 3 metres above ground level, to paths and spaces used by pedestrians and/or cyclists.</p>
Vacant Sites	
<p>O34 Where development is staged and some or all of the land is vacant or undeveloped or buildings are demolished and for whatever reasons, redevelopment is delayed for more than 3 months, the following works are carried out:</p> <ul style="list-style-type: none"> (a) the site is cleared of all rubble, debris and demolition materials; (b) the site is graded (to the same level as the adjoining footpath wherever practicable), turfed and regularly maintained; (c) the site is landscaped with perimeter planting consisting of advanced specimens of fast growing species in accordance with Specific Outcome O18 of the Landscaping Code; (d) drainage is provided to prevent ponding; (e) the site is maintained so there is no sediment run-off onto adjacent premises, roads or footpaths; (f) the site is maintained to ensure no nuisance to adjacent premises, roads or footpaths; and (g) public access is provided where public safety can be maintained. 	<p>S34.1 No probable solution prescribed.</p>
Services, Utilities and On-site Works	
<p>O35 Urban infrastructure services, and on-site works are provided to a satisfactory standard.</p>	<p>S35.1 Infrastructure is provided in accordance with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).</p> <p><i>Note:</i></p> <p><i>Section 9.3 (Civil Works Code) sets out requirements for civil works.</i></p>
<p>O36 Stormwater management achieves acceptable levels of stormwater run-off quality and quantity to maintain and/or enhance the values of Caloundra City's waterways and catchments.</p>	<p>S36.1 No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Section 9.10 (Stormwater Management) Code sets out requirements for stormwater quality management.</i></p>
<p>O37 Services are provided which minimise visual impact on the local area.</p>	<p>S37.1 Where the development involves a site area of 2,000m² or greater, underground electricity is provided for the full frontage(s) of the site in compliance with the Civil Works Code.</p>
Refuse Management and Storage	
<p>O38 Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's cleansing</p>	<p>S38.1 Centralised refuse storage areas are:</p> <ul style="list-style-type: none"> (a) located at least 5 metres from any street frontage or any other boundary;

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Specific Outcomes ¹		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
contractor.		(b) of hardstand construction; and (c) convenient to access. <i>Note:</i> Section 9.7 (Landscaping Code) sets out requirements for landscaping and screening.	
Additional Requirements for a Shop in a Residential Area			
O39	Where located in a residential area, a shop: (a) ensures the viability of surrounding uses is maintained; and (b) is limited in scale and is designed and located to ensure that it is compatible with the surrounding neighbourhood.	S39.1	The site to be used for a shop: (a) is greater than 400 metres radial distance from any existing shop, any site with a current approval for a shop, or land included in the Business Centre Precinct Class or an Activity Centre Precinct (where in a Master Planned Area); and (b) has an area of at least 500m ² . S39.2
			Site cover does not exceed: (a) 30% where a stand alone use; or (b) 50% where the development is combined with a residential use on the same site. S39.3
			The building is set back at least 6 metres from the front boundary and 2 metres from the side and rear boundaries of the site. S39.4
			The gross floor area of the shop does not exceed 100m ² .
O40	The shop is used for the retail sale of convenience goods only.	S40.1	No probable solution prescribed.
O41	The building has a similar roof form, building materials and finishes to that of adjacent dwelling units.	S41.1	No probable solution prescribed.

Table 8.3 Maximum Plot Ratio

Precinct	Maximum Plot Ratio		
	Residential Use Only	Mixed Use (where comprising at least 30% gross floor area of residential use)	Non-residential Use Only
District Business Centre in Beerwah Township Planning Area	0.5	1.0	1.0
District Business Centre in Maleny Township Planning Area	0.5	0.8	0.8
District Business Centre or District Activity Centre (where in a Master Planned Area) not otherwise specified	0.5	1.5	1.5
Specialist Retail Area	0.5	1.5	1.0
Local Business Centre or Local Activity Centre (where in a Master Planned Area)	0.5	1.0	0.5

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8.16 Market Code

8.16.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Market Code.
- (2) The Overall Outcomes sought for the Market Code are as follows:
 - (a) markets (whether conducted indoor or outdoor for community or commercial purposes) are established where appropriate infrastructure can be provided;
 - (b) markets operate with consideration to the amenity of the locality and impact on permanent businesses in the area; and
 - (c) development is consistent with the the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan)

8.16.2 Specific Outcomes

Specific Outcomes		Probable Solutions	
Location and Site Suitability			
O1	The market is operated at a location where the attraction of a large number of people is consistent with the desired nature and character of the locality.	S1.1	The site is situated on, or adjoining, land included in the Business Centre Precinct Class or in an Activity Centre Precinct (where in a Master Planned Area).
		S1.2	The market (other than a market operated by community or non-profit organisations) is located on private land.
O2	The market: <ol style="list-style-type: none"> (a) promotes community, entertainment and non-profit uses in the market; and (b) limits commercial and business impacts on established businesses in the vicinity of the market. 	S2.1	A minimum of 10% of stalls are used for the following uses: <ol style="list-style-type: none"> (a) buskers; (b) entertainment; (c) non-profit organisations or uses; and (d) community uses.
Site Layout and Operation			
O3	The market is designed to provide for: <ol style="list-style-type: none"> (a) convenient pedestrian access and movement; (b) legibility between stalls and existing surrounding uses; (c) pedestrian comfort and safety, including the provision of public convenience facilities; and (d) waste disposal facilities appropriate to the type and scale of use. 	S3.1	Pedestrian access or pathways a minimum of 2 metres wide are provided between: <ol style="list-style-type: none"> (a) stall fronts; and (b) stalls and existing shop fronts.
		S3.2	Where the market is conducted on a footpath and the adjoining road remains open to vehicle use, a minimum 1.2 metre clearance from the kerb to any market structure or use area is provided.
		S3.3	The site layout of the stalls provides view corridors and pedestrian circulation access to adjacent businesses and advertising signs.
		S3.4	Waste containers are provided on the premises for the disposal of waste from stall holders (operators) and the public at a rate of: <ol style="list-style-type: none"> (a) one container for each food stall operator (not including existing street bins); and (b) sufficient containers for waste generated from each stall (not including existing street bins).

Specific Outcomes	Probable Solutions
	<p>S3.5 Public toilets are:</p> <ul style="list-style-type: none"> (a) provided within the area of the market; or (b) located within 200 metres of the market. <p>S3.6 Public signage is provided to identify the location of and the entry to public toilet facilities.</p> <p>S3.7 Each stall provides at least one waste container (not including street bins) which is located within the premises.</p>
<p>O4 The market is conducted in ways that do not adversely affect the amenity of the locality.</p>	<p>S4.1 Where outdoors, the market is conducted (including set-up time) between the hours of 6.00am and 10.00pm.</p> <p>S4.2 The market is held on not more than two days per week.</p> <p>S4.3 A market on a site adjoining development exclusively for residential use is located within a building, or separated from such development by:</p> <ul style="list-style-type: none"> (a) a building or buildings not used for residential or market purposes; or (b) a landscaped buffer strip, for the full length of the common boundary, having a minimum width of 3 metres and provided with a solid screen fence (or earth mound) having a height of at least 1.8 metres; or (c) an open space area at least 20 metres in width.
<p>O5 The market prevents or minimises the generation of any noise such that:</p> <ul style="list-style-type: none"> (a) environmental harm or nuisance is not likely to be caused to adjoining properties or other noise sensitive areas; and (b) desired ambient noise levels for residential areas are not exceeded. 	<p>S5.1 No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.</i></p>
Parking and Access	
<p>O6 Sufficient vehicle parking and access is provided on the premises to accommodate the amount of vehicle traffic expected to be generated by the market.</p>	<p>S6.1 The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code.</p> <p><i>Note:</i></p> <p><i>Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, areas and manoeuvring areas.</i></p>
Emergency Vehicle Access	
<p>O7 Provision is made for emergency vehicle access to the market.</p>	<p>S7.1 A clear movement path, at least 3 metres in width, is maintained through or around the market to allow emergency vehicle access.</p>

8.17 Extractive Industry Code

8.17.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Extractive Industry Code.
- (2) The Overall Outcomes sought for the Extractive Industry Code are as follows:
 - (a) exploitation of economic extractive resources occurs in a sustainable manner;
 - (b) natural waterways and water quality are protected from any environmental degradation potentially arising from extractive industry activity;
 - (c) land used for extractive industry is effectively rehabilitated once the resource has been exhausted;
 - (d) existing, and planned future transport and other infrastructure corridors are protected;
 - (e) extractive industry activity is effectively separated from any sensitive uses, in particular residential or rural residential use;
 - (f) haulage routes allow extractive materials to be transported with the least amount of impact on development along those roads; and
 - (g) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

Note:

1. Although not considered as part of the development application, all extraction operations will need to comply with Council's licensing requirements and any relevant State Government requirements.

8.17.2 Specific Outcomes

Specific Outcomes ¹		Probable Solutions	
Site Planning			
O1	The extractive industry is designed and established to provide for: <ol style="list-style-type: none"> (a) adequate separation distance to protect the surrounding area from significant noise, dust, and visual impacts of operations; (b) suitable vehicle access; (c) protection against erosion; (d) acceptable quality of water leaving the site; (e) public safety; (f) acceptable restoration measures; (g) protection of groundwater quality and quantity; (h) avoidance of land contamination; (i) effective stormwater management; and (j) waste management practices which maximise recycling and reuse of wastes. 	S1.1	No probable solution prescribed.
O2	Environmental management requirements are properly identified, and their effective implementation and monitoring appropriately planned to minimise environmental impact.	S2.1	No probable solution prescribed.
O3	Extraction volumes are planned and staged so that a suitable and sustainable landscape form remains on the extraction site.	S3.1	The depth and batter slopes of any water bodies created through the extraction process can support aquatic vegetation.
Vehicle Access			
O4	Vehicle access to, from, and within, the site is provided so as:	S4.1	Heavy vehicle access to the site does not use residential or rural residential streets classified as rural collector, rural access street, collector,

¹ The Use Codes Planning Scheme Policy and Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹	Probable Solutions
<ul style="list-style-type: none"> (a) to be adequate for the type and volume of traffic to be generated; (b) not to create or worsen any traffic hazards; (c) not to have adverse effects on the amenity of the locality; and (d) to ensure disturbance to surrounding land uses is minor and that impacts from emissions are minimised. 	<p>access street or access place.</p> <p>S4.2 All haul routes and on-site manoeuvring areas are sealed.</p> <p>S4.3 Access driveways have a width of 10 metres measured at the property alignment/road frontage.</p> <p>S4.4 Access driveways are located not less than 9 metres from any other access driveway.</p> <p>S4.5 Access driveways are designed in accordance with the site access guidelines in the Parking and Access Code.</p>
Provision of Separation Distances	
<p>O5 The extractive industry is located on a site which has sufficient area to provide for adequate setbacks of operations and activities involved in the use from:</p> <ul style="list-style-type: none"> (a) road frontages; (b) site boundaries; (c) residential uses on surrounding land; and (d) waterways or wetlands, <p>such that the extractive industry achieves an acceptable standard of visual amenity and control of noise, light and dust impacts.</p>	<p>S5.1 Where involving blasting, no extraction and processing activities are carried out within 40 metres of any boundary of the site. Such extraction must be designed to limit impacts to acceptable levels on any dwelling unit within 1 kilometre on surrounding land.</p> <p>S5.2 Where not involving blasting, no extraction and processing activities are carried out within 30 metres of any boundary of the site. Such extraction must be designed to limit impacts to acceptable levels on any dwelling unit within 500 metres on surrounding land.</p> <p>S5.3 Screening in the form of a vegetated buffer or mound (including any areas of significant vegetation) having a minimum width of 10 metres is provided to all boundaries of the site.</p> <p>S5.4 Extraction and processing activities are screened from view from any sub-arterial or higher order roads, and any urban areas, by natural features and landscaping.</p> <p><i>Note:</i></p> <p><i>Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.</i></p>
Drainage	
<p>O6 On-site drainage is designed, constructed and maintained:</p> <ul style="list-style-type: none"> (a) to prevent ponding in excavated areas; (b) to avoid erosion; (c) to prevent pollution of groundwater and surface water; (d) to protect the quality of downstream water; and (e) to provide opportunities to recycle water for reuse in processing, washing and/or screening materials, dust suppression and on product stockpiles, overburden stockpiles, revegetation or rehabilitation areas, and wheel wash facilities. 	<p>S6.1 Banks and channels are constructed to divert stormwater run-off away from excavated areas.</p> <p>S6.2 Sediment basins are provided to detain stormwater run-off from disturbed areas such that there is no off-site discharge likely to cause environmental harm.</p> <p>S6.3 Bunding, treatment and disposal of industrial wastes are carried out such that no environmental harm is caused.</p> <p>S6.4 Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.</p>

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Specific Outcomes ¹		Probable Solutions	
Blasting and Other Operations			
O7	Blasting, crushing, screening and loading is carried out safely and so that disturbance to surrounding land uses is minor and that impacts from emissions are minimised.	S7.1	Blasting and other operations are confined to the following periods: (a) blasting operations are limited to the hours of 9.00am to 5.00pm Monday to Friday; (b) other operations are limited to the hours of 6.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm on Saturdays; and (c) no operations are conducted on Sundays or public holidays.
		S7.2	Regard is to be given to the best available current standards regarding vibration (such as <i>British Standard BS6472:1992 – Evaluation of Human Exposure to Vibration in Buildings (1hz to 80hz)</i> in relation to vibration).
		S7.3	Public signage (to warn of operations and safety hazards) is provided to all boundaries of the site.
Safety Fencing			
O8	Operations areas are fenced to prevent unauthorised or accidental public entry.	S8.1	A 1.8 metre high fence is erected and maintained at a safe distance around any excavated areas and ponded water having a depth of 1 metre or more.
Licensing			
O9	All aspects of the operations are carried out in compliance with all relevant statutory requirements, including licensing from the Council.	S9.1	Operations are carried out in accordance with the Council's licensing requirements and all relevant State Government requirements.
Rehabilitation			
O10	Rehabilitation of the extractive industry site provides: (a) progressive/staged rehabilitation works; (b) appropriate clean-up works (taking particular account of areas of possible soil contamination); (c) agreed landform and soil profiles; (d) suitable revegetation; and (e) establishment phase requirements.	S10.1	No probable solution prescribed.
O11	Rehabilitation works are bonded to ensure the effective return of disturbed areas to acceptable land use suitability.	S11.1	No probable solution prescribed.
O12	Rehabilitation allows for suitable use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation.	S12.1	Rehabilitation is carried out to provide water quality of a standard that can support aquatic vertebrates and invertebrates.
		S12.2	Fringes of water bodies are planted with wetland species such that a sustainable aquatic plant community is established.

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Specific Outcomes¹	Probable Solutions
<p>O12 Rehabilitation allows for suitable use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation.</p>	<p>SI2.1 Rehabilitation is carried out to provide water quality of a standard that can support aquatic vertebrates and invertebrates.</p> <p>SI2.2 Fringes of water bodies are planted with wetland species such that a sustainable aquatic plant community is established.</p>

(2) Additional Specific Outcomes for Extractive Industry in the “Meridan Plains Extractive Resource Area” (Area A on Mooloolah Valley Planning Area Precinct Map [Map MVP1])

Specific Outcomes¹	Probable Solutions
Master Planning and Development Principles	
<p>O1 The extractive industry is established and operated in accordance with the locality based development principles for the Meridan Plains Extractive Resource Area specified in the Mooloolah Valley Planning Area Code and depicted (where feasible) on:-</p> <p>(a) Figure 8.6 (Meridan Plains Extractive Resource Area Master Plan); and</p> <p>(b) Figure 8.7 (Meridan Plains Extractive Resource Area End Use Concept Plan).</p>	<p>SI.1 No probable solution prescribed.</p>
Avoidance of Constrained Areas and Staging of Extraction	
<p>O2 The extractive industry avoids constrained areas and utilises a staged approach to site development that provides for:-</p> <p>(a) the efficient exploitation of the Extractive Resource Area;</p> <p>(b) the progressive rehabilitation of the site such that the scenic values of the Mooloolah River floodplain are retained throughout the duration of the extraction;</p> <p>(c) the progressive creation of a lake system that at all times:-</p> <p>(i) maintains or improves the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River floodplain;</p> <p>(ii) maintains, as far as practicable, the flow conveyance patterns of the Mooloolah River floodplain; and</p> <p>(iii) maintains or improves the quantity and quality of surface and groundwater in the catchment area; and</p> <p>(d) avoids or effectively mitigates any potential environmental harm.</p>	<p>S2.1 The extractive industry provides for:-</p> <p>(a) the avoidance of exploitation in areas identified as ‘Constrained Resource Area (Type A)’ on Figure 8.6 (Meridan Plains Extractive Resource Area Master Plan);</p> <p>(b) the avoidance of exploitation in areas identified as ‘Constrained Resource Area (Type B)’ on Figure 8.6 (Meridan Plains Extractive Resource Area Master Plan) until such time as outstanding strategic coastal management, flooding and hydrological issues are investigated and resolved;</p> <p>(c) the avoidance of exploitation in any other part of the Extractive Resource Area determined (through further site assessment or referral agency advice) to have coastal management or other biophysical limitations making the land unsuitable for extractive industry development;</p> <p>(d) development on the site to be staged such that not more than 30% of the surface area of the site is used for extractive industry at any particular time; and</p> <p>(e) development of a lake system with a configuration that is consistent with that shown on Figure 8.7 (Meridan Plains Extractive Resource Area End Use Concept Plan) and designed in accordance with an approved Lake Management Plan.</p>

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Specific Outcomes ¹	Probable Solutions												
	<p>Note:</p> <p>Where extractive industry is proposed to be undertaken by a management entity that has control over more than 40% of the Extractive Resource Area, Council may consider an alternative staging plan or lake configuration provided that the development is otherwise consistent with the locality based development principles described in the Mooloolah Valley Planning Area Code and depicted on Figure 8.6 (Meridan Plains Extractive Resource Area Master Plan) and supports the intent and implementation of the end use concept depicted on Figure 8.7 (Meridan Plains Extractive Resource Area End Use Concept Plan).</p>												
Provision of Buffers and Batter Stability Zones													
<p>O3 The extractive industry provides for ecological and landscape buffers, visual screens and batter stability zones to conceal and/or setback operations and activities involved in the use from road frontages, site boundaries, incompatible uses on surrounding land, lakes, waterways, wetlands, ecologically important areas and infrastructure corridors such that the extractive industry:-</p> <ul style="list-style-type: none"> (a) maintains or improves the integrity of the Mooloolah River and other waterways; (b) protects and reconnects ecologically important areas; (c) achieves a high standard of visual amenity from all scenic routes and significant viewpoints; (d) protects the functionality of transport and other infrastructure corridors; (e) prevents channel avulsion or erosion; and (f) avoids or effectively mitigates any potential environmental harm. 	<p>S3.1 The extractive industry provides for the establishment of the identified ecological and landscape buffers, visual screens and batter stability zones described below and depicted (in part) on Figure 8.6 (Meridan Plains Extractive Resource Area Master Plan):-</p> <table border="1" data-bbox="930 898 1406 1998"> <thead> <tr> <th data-bbox="930 898 1166 965">Feature / Element</th> <th data-bbox="1166 898 1406 965">Ecological / Landscape / Visual Buffer / Batter Stability Zone</th> </tr> </thead> <tbody> <tr> <td data-bbox="930 965 1166 1361">Mooloolah River and Waterways</td> <td data-bbox="1166 965 1406 1361">60m wide (minimum) Ecological Buffer measured from the high or outer bank of the waterway to the top of the batter of any extraction area. The northern and southern boundaries of this ecological buffer are "smoothed" (i.e. they do not follow every bend in the river) as indicated in figures 8.6 and 8.7. To remove any doubt the distance is not less than 60m at any point, but could be up to 100m when "smoothed"</td> </tr> <tr> <td data-bbox="930 1361 1166 1496">Ecological Important Areas</td> <td data-bbox="1166 1361 1406 1496">50m wide (minimum) Ecological Buffer measured from the outer edge of the ecologically important area to the top of the batter of any extraction area.</td> </tr> <tr> <td data-bbox="930 1496 1166 1675">Bruce Highway – Caloundra Road Interchange</td> <td data-bbox="1166 1496 1406 1675">200m wide Open Landscape Buffer measured from the planned final Bruce Highway and Caloundra Road Boundaries to the top of the batter of any extraction area.</td> </tr> <tr> <td data-bbox="930 1675 1166 1854">Multi Modal Transport Corridor</td> <td data-bbox="1166 1675 1406 1854"> <ul style="list-style-type: none"> ▪ 40 metre wide Batter Stability Zone measured from the final MMTC Road Boundary to the top of the batter of any extraction area; and ▪ 200m wide interim Visual Screen </td> </tr> <tr> <td data-bbox="930 1854 1166 1998">Sippy Downs to Caloundra South Link</td> <td data-bbox="1166 1854 1406 1998">20m wide Batter Stability Zone and Visual Screen measured from the final corridor boundary to the top of the batter of any extraction area.</td> </tr> </tbody> </table>	Feature / Element	Ecological / Landscape / Visual Buffer / Batter Stability Zone	Mooloolah River and Waterways	60m wide (minimum) Ecological Buffer measured from the high or outer bank of the waterway to the top of the batter of any extraction area. The northern and southern boundaries of this ecological buffer are "smoothed" (i.e. they do not follow every bend in the river) as indicated in figures 8.6 and 8.7. To remove any doubt the distance is not less than 60m at any point, but could be up to 100m when "smoothed"	Ecological Important Areas	50m wide (minimum) Ecological Buffer measured from the outer edge of the ecologically important area to the top of the batter of any extraction area.	Bruce Highway – Caloundra Road Interchange	200m wide Open Landscape Buffer measured from the planned final Bruce Highway and Caloundra Road Boundaries to the top of the batter of any extraction area.	Multi Modal Transport Corridor	<ul style="list-style-type: none"> ▪ 40 metre wide Batter Stability Zone measured from the final MMTC Road Boundary to the top of the batter of any extraction area; and ▪ 200m wide interim Visual Screen 	Sippy Downs to Caloundra South Link	20m wide Batter Stability Zone and Visual Screen measured from the final corridor boundary to the top of the batter of any extraction area.
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¹ The Use Codes Planning Scheme Policy and Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹	Probable Solutions														
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Specific Outcomes ¹	Probable Solutions										
	<p>Note:</p> <p>Where land in the Mooloolah River Ecological Buffer is dedicated to Council as Esplanade in accordance with S3.2(a) above, Council will consider the granting of a temporary lease over part of the Esplanade in order to provide for:-</p> <p>(a) any activity required to avoid or mitigate impacts on the environment (including approved rehabilitation work); and/or</p> <p>(b) any access required to allow maintenance of the Ecological Buffer or egress to an extraction area adjoining the Esplanade; and/or</p> <p>(c) any security measure required for public safety purposes and/or the security of extractive industry sites.</p>										
<p>O4 The extractive industry provides for ecological and landscape buffers, and visual screens and batter stability zones to comprise of local native vegetation and to have a landscape character that is consistent with a coastal plain landscape where rural scenery and pockets of local native vegetation are interspersed with screen planting and views over water.</p>	<p>S4.1 No probable solution prescribed.</p>										
Protection and Provision of Transport/Infrastructure Corridors and Haulage Routes											
<p>O5 The extractive industry protects existing transport and infrastructure corridors and provides for the establishment of new transport and infrastructure corridors to be located within the future transport and infrastructure study area, as depicted on Figure 8.6 (Meridan Plains Extractive Resource Area Master Plan).</p>	<p>S5.1 The extractive industry provides for the establishment of the identified transport and infrastructure corridors described below and to be located within the future transport and infrastructure study area, as depicted on Figure 8.6 (Meridan Plain Extractive Resource Area Master Plan):-</p> <table border="1" data-bbox="930 1144 1406 1731"> <thead> <tr> <th>Transport / Infrastructure Corridor</th> <th>Land Requirement</th> </tr> </thead> <tbody> <tr> <td>Sippy Downs to Caloundra South Link (Local Government Infrastructure)</td> <td>80m wide road reserve from Caloundra Road to Laxton Road and including the existing Honey Farm and Sattler Road Reserves</td> </tr> <tr> <td>Rainforest Drive to Claymore Road Link (Local Government Infrastructure)</td> <td>40m wide road reserve from Honey Farm Road to Laxton Road and including the existing unnamed Road Reserve</td> </tr> <tr> <td>Honey Farm Road Link (Local Government Infrastructure)</td> <td>40m wide road reserve from Sippy Downs to Caloundra South Link to Rainforest Drive and including the existing Rainforest Road Reserve</td> </tr> <tr> <td>Electricity Transmission Line or other infrastructure service where not included within a road reserve</td> <td>40m wide infrastructure corridor in an alignment and configuration that fulfils the functional requirements of the infrastructure/service provider.</td> </tr> </tbody> </table> <p>S5.2 That part of any site required to accommodate a local government transport or other infrastructure corridor is dedicated to Council prior to the commencement of any extraction on the site.</p>	Transport / Infrastructure Corridor	Land Requirement	Sippy Downs to Caloundra South Link (Local Government Infrastructure)	80m wide road reserve from Caloundra Road to Laxton Road and including the existing Honey Farm and Sattler Road Reserves	Rainforest Drive to Claymore Road Link (Local Government Infrastructure)	40m wide road reserve from Honey Farm Road to Laxton Road and including the existing unnamed Road Reserve	Honey Farm Road Link (Local Government Infrastructure)	40m wide road reserve from Sippy Downs to Caloundra South Link to Rainforest Drive and including the existing Rainforest Road Reserve	Electricity Transmission Line or other infrastructure service where not included within a road reserve	40m wide infrastructure corridor in an alignment and configuration that fulfils the functional requirements of the infrastructure/service provider.
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Electricity Transmission Line or other infrastructure service where not included within a road reserve	40m wide infrastructure corridor in an alignment and configuration that fulfils the functional requirements of the infrastructure/service provider.										
<p>O6 The extractive industry provides for the establishment and utilisation of identified haul routes so as to provide for the efficient transport of extracted material from the Meridan Plains Extractive Resource Area in a manner that:-</p>	<p>S6.1 The extractive industry provides for the establishment of the haul routes in the configuration depicted on Figure 8.6 (Meridan Plains Extractive Resource Area Master Plan).</p>										

Specific Outcomes¹	Probable Solutions
<ul style="list-style-type: none"> (a) is adequate for the type and volume of traffic to be generated; (b) does not create or worsen any traffic hazards; (c) does not have adverse effects on the amenity of the locality; (d) protects the inherent rural character and identity of the area; and (e) ensures that disturbance to surrounding land uses is minor and that impacts from emissions are minimised. 	
Lake and Site Management	
<p>O7 The extractive industry is established and operated in accordance with:-</p> <ul style="list-style-type: none"> (a) a Lake Management Plan (supported by modelling) that:- <ul style="list-style-type: none"> (i) considers the full development scenario for the Meridan Plains Extractive Resource Area and its external influences; and (ii) identifies and addresses all environmental and flooding impacts and the measures to manage the potential impacts; and (b) a Site Based Management Plan that identifies all sources of potential environmental harm and the measures to manage these potential impacts such that potential environmental harm is avoided or effectively mitigated. 	<p>S7.1 No probable solution prescribed.</p>
Site Rehabilitation and End Use	
<p>O8 The extractive industry provides for the progressive rehabilitation of all areas subject to extractive industry operations to a stable and restored state such that the land is suitable for use in accordance with Figure 8.7 (Meridan Plains End Use Concept Plan).</p>	<p>S8.1 The extractive industry provides for site rehabilitation to be carried out on a progressive basis at the conclusion of each stage of extraction, providing for:-</p> <ul style="list-style-type: none"> (a) clean-up works (taking particular account of areas of possible soil contamination); (b) minimisation of potential for erosion from the site and sediment transport across the site; (c) management of the quality of stormwater, water and seepage released from the site such that releases of contaminants are not likely to cause environmental harm; (d) management of any actual and potential acid sulfate soils in or on the site; (e) a stable final landform and soil profile; (f) local native vegetation suitable for establishment in the coastal plain to be planted, established and maintained; (g) management of weeds; and (h) public infrastructure (including pathways) to be provided in those areas dedicated as public open space. <p>S8.2 The extractive industry provides for all lakes created through the extraction process to achieve an end use water quality standard at least suitable for secondary contact recreation use with a self managing pH range of 5.0 to 8.5 with metal concentrations and hardness similar to background concentrations in the adjacent Mooloolah River (as at 2006) (EHMP).</p>

Specific Outcomes¹	Probable Solutions
	<p>S8.3 The extractive industry provides for all rehabilitation works to be undertaken in accordance with an Expected Final Landform Design and Site Rehabilitation Plan.</p> <p>S8.4 The extractive industry provides for the long term management of any rehabilitated lands or lakes dedicated to Council as public open space or Esplanade.</p>
Development Agreement	
<p>O9 The extractive industry occurs in accordance with a development agreement made with the local government that:-</p> <ul style="list-style-type: none"> (a) incorporates the agreed plan of staging for extraction on the site; (b) provides for the establishment and maintenance of haulage routes necessary to support development of the Extractive Resource Area; (c) establishes the performance bonding arrangements for:- <ul style="list-style-type: none"> (i) the operation of the extractive industry in accordance with the Lake Management Plan and Site Based Management Plan; and (ii) the rehabilitation of the site in accordance with the Final Landform Design and Site Rehabilitation Plan; and (iii) the long term management of any rehabilitated lands or lakes dedicated to Council as public open space or Esplanade; and (d) specifies any other obligation of the parties necessary to ensure the extraction, rehabilitation and ongoing maintenance of the Extractive Resource Area. 	<p>S9.1 No probable solution prescribed.</p>

8.18 Industry Code

8.18.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Industry Code.
- (2) The Overall Outcomes sought for the Industry Code are as follows:
 - (a) industrial activity avoids environmental nuisance or harm to environmental values;
 - (b) industries do not impact on the amenity of adjoining and nearby non-industrial uses;
 - (c) a high standard of built form design is achieved;
 - (d) industries are compatible with the desired amenity, character and scale of the localities in which they are situated;
 - (e) industries cater to the needs of employees;
 - (f) best practice waste management is implemented;
 - (g) the risk of land contamination is avoided or minimised;
 - (h) energy efficiency in building design and operation of the industrial activity is achieved; and
 - (i) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

8.18.2 Specific Outcomes

Specific Outcomes¹		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Site Suitability			
O1	The industrial activity is established on a site having sufficient area and dimensions to accommodate the building or buildings, associated parking areas, service vehicle provision, storage areas, landscaping, vehicle access and on-site movement.	S1.1	No probable solution prescribed.
O2	Industrial activities are established on land that has access to an appropriate range of infrastructure services.	S2.1* S2.2	The site is connected to reticulated water supply, sewerage and electricity. Infrastructure is provided in accordance with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
Building Siting			
O3	Building setbacks from the principal road frontage are such that: <ol style="list-style-type: none"> (a) landscaping can be provided along street frontages and side and rear boundaries; (b) utilities and drainage can be accommodated; (c) the building contributes to an attractive streetscape character; and (d) some visitor parking can be provided at a visible location at or near the front of the site. 	S3.1	The building is set back: <ol style="list-style-type: none"> (a) not less than 10 metres from a major arterial, arterial or sub-arterial road frontage; or (b) 6 metres from any other road frontage.
O4	Building setbacks from side and rear boundaries are such that: <ol style="list-style-type: none"> (a) utility services and drainage can be accommodated; and (b) existing or likely future use of adjoining land can be suitably buffered. 	S4.1 S4.2	Other than for built-to-boundary walls, buildings are set back at least 3 metres from any side or rear boundary. Where the site adjoins land included in the Residential Precinct Class or a Residential Precinct (where in a Master Planned Area), the building is set back at least 10 metres from any common side or rear boundary.

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Building Height, Built Form and Appearance			
O5	Buildings are of a height, bulk and scale that allows for landscape and streetscape integration without visual intrusion impacts.	S5.1	The building has a maximum height not exceeding the height specified in the applicable Planning Area Code or Structure Plan Area Code.
		S5.2	Where the site adjoins or is opposite land included in the Residential Precinct Class or a Residential Precinct (where in a Master Planned Area), building height does not exceed 8.5 metres above ground level within 20 metres of the boundary.
		S5.3	Site cover does not exceed 70%.
		S5.4	The gross floor area of the building does not exceed the area of the site.
O6	Industrial buildings are articulated to reduce the appearance of unbroken and continuous blank walls.	S6.1	Where the length of any section of a building exceeds 30 metres, the design effectively reduces the appearance of length, through the use of recesses, variation in building line, colours and materials.
O7	The building is designed and orientated to address the street.	S7.1	Where the site has one street frontage, the building is orientated toward that frontage.
		OR	Where the site has two or more street frontages, the building is orientated towards the principal street.
		S7.2	The main entry to the building is part of the principal street facade or is clearly identifiable from the principal street.
		S7.3	Any proposed office space is sited and orientated towards the principal street.
O8	The building is designed and finished to have a high quality, modern appearance through providing a combination of materials including: (a) brick; (b) masonry; (c) glass; and (d) colorbond steel sheeting.	S8.1	No probable solution prescribed.
On-site Amenities			
O9	Building design and layout provides a socially amenable work environment.	S9.1	Where there are 5 or more staff, an on-site recreation area is provided in a private location, removed from any noisy or odorous activities, and incorporates: (a) seating, tables and rubbish bins; (b) adequate protection from the weather; and (c) safe access for all staff.
Parking, Access, Servicing, Loading			
O10	Vehicle parking, access and servicing areas: (a) operate in a safe and efficient manner;	S10.1*	The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and

Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
(b) prevent unacceptable off-site impacts; and (c) are visually unobtrusive.	<p>Access Code.</p> <p>S10.2* External service areas, including refuse disposal areas, vehicle servicing areas, mechanical plants and product storage areas are screened from all visually accessible street frontages.</p> <p>Note:</p> <p>Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, areas and manoeuvring areas.</p>
Non-Discriminatory Access	
<p>O11 Non-discriminatory access is provided to the development from adjoining roads and public areas.</p>	<p>S11.1 Changes of level at the site boundary and building comply with AS1428 – Design for Access and Mobility.</p>
Landscaping and Buffering	
<p>O12 Landscaping design:</p> <p>(a) is of an appropriate scale relative both to the street reserve width and to the size and nature of the development;</p> <p>(b) is sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views, underground services and drainage lines;</p> <p>(c) provides visual relief and shade to open car parking areas and buildings; and</p> <p>(d) contributes to safety and security.</p>	<p>S12.1 For sites fronting major arterial, arterial or sub-arterial roads, a minimum of 10% of the total site area is landscaped.</p> <p>OR</p> <p>For other sites, a minimum of 5% of the total site area is landscaped.</p> <p>S12.2* Landscaped buffer strips at least 2 metres wide are provided to all street frontages where the site has an area less than 2,000m².</p> <p>OR</p> <p>Landscaped buffer strips at least 3 metres wide are provided to all street frontages where the site has an area of 2,000m² or greater.</p> <p>S12.3* Where provided, security fencing along the front boundary of the site is located:</p> <p>(a) behind the required landscaped buffer strips; or</p> <p>(b) if painted black, or pvc coated as black, green or brown, in front of the landscape strip.</p> <p>Note:</p> <p>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</p>
<p>O13 Where adjoining an existing or likely future residential development, or other sensitive uses, landscaping design provides effective visual and acoustic screening.</p>	<p>S13.1 Where adjoining an existing or future residential use or community use (excluding a cemetery), or land included in the Residential Precinct Class or a Residential Precinct (where in a Master Planned Area), landscaping includes:</p>

Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>(a) a buffer strip at least 3 metres wide where a building wall with no openings is the closest element; or</p> <p>(b) a buffer strip at least 6 metres wide where a building wall with openings is the closest element.</p> <p>S13.2* Where adjoining an existing or future residential use or Community Use (excluding cemetery), or land included in the Residential Precinct Class, a 1.8 metre high solid screen fence is provided along the full length of any common boundaries. Where adjoining an existing or future residential use or Community Use (excluding cemetery), or land included in the Residential Precinct Class or a Residential Precinct (where in a Master Planned Area), a 1.8 metre high solid screen fence is provided along the full length of any common boundaries.</p>
Environmental Performance	
<p>O14 Any emissions of odour, dust, air pollutants, noise, light or vibration where adjoining or nearby to an existing residential use or a community use (excluding cemetery) or land included in the Residential Precinct Class ensure that any nuisance does not spread beyond the site boundaries.</p>	<p>S14.1 No probable solution prescribed.</p> <p><i>Note:</i> Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.</p>
<p>O15 The collection, treatment and disposal of solid and liquid wastes ensure that:</p> <p>(a) off-site releases of contaminants do not occur; and</p> <p>(b) measures to minimise waste generation and to maximise recycling are implemented.</p>	<p>S15.1 No probable solution prescribed.</p>
<p>O16 Discharges of stormwater run-off or wastewater from the site ensure that:</p> <p>(a) discharges do not contain unacceptable levels of sediment or pollutants; and</p> <p>(b) ecological and hydraulic processes are not adversely affected in the ultimate receiving environment.</p>	<p>S16.1 No probable solution prescribed.</p> <p><i>Note:</i> Section 9.10 (Stormwater Management Code) sets out requirements for stormwater quality management.</p>
<p>O17 Current best available energy efficient design measures are used in the design, construction and operation of the industrial premises.</p>	<p>S17.1 No probable solution prescribed.</p>
Hazardous Materials / Stockpiling	
<p>O18 The storage of materials on site does not cause:</p> <p>(a) a public health hazard; or</p> <p>(b) environmental nuisance.</p>	<p>S18.1* The total volume of exposed stockpiles of raw or processed materials is not greater than 30m³.</p> <p>S18.2* The storage of potentially contaminating substances or areas where potentially contaminating substances are used are protected from rainfall or run-off.</p> <p>S18.3* Where spillage of potentially contaminating substances may occur, surfaces are bunded and sealed with concrete, asphalt or a similar impervious surface.</p>

Specific Outcomes ¹		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Safety and Security			
O19	Industry – high impact uses are sited to minimise risks from operational hazards.	S19.1	No probable solution prescribed.
O20	Suitable day and night safety and security measures are provided to industrial sites to protect people and property.	S20.1	Site illumination is provided within parking and pedestrian areas during hours of operation.
Hours of Operation			
O21	Industrial activities near residential areas operate at times that do not create nuisance to residents.	S21.1*	Where the site is within 150 metres of a residential use or land included in the Residential Precinct Class or a Residential Precinct (where in a Master Planned Area), hours of operation are limited to between 7.00am and 6.00pm Mondays to Saturdays, with no operations on Sundays or public holidays,
On-site Retail Sales			
O22	Retail sales are ancillary to the industrial use.	S22.1*	On-site retail sale of goods (including display areas) do not exceed a gross floor area of 50m ² . OR On-site retail sale of goods, including display areas is: (a) limited to goods manufactured or assembled on the premises; and (b) the area does not exceed 10% or 200m ² of the gross floor area of the premises, whichever is the lesser.
Waste Management and Storage			
O23	Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's cleansing contractor.	S23.1	Centralised refuse storage areas are: (a) located at least 5 metres from any street frontage or any other boundary; (b) of hardstand construction; and (c) convenient to access. <i>Note:</i> Section 9.7 (Landscaping Code) sets out requirements for landscaping and screening.
Works			
O24	Infrastructure and services are provided comparable with the location of the development proposal.	S24.1	Infrastructure is provided in accordance with the Priority infrastructure Plan in Part 10 (Priority Infrastructure Plan). <i>Note:</i> Section 9.3 (Civil Works Code) sets out requirements for civil works.
O25	Services are provided which minimise visual impact on the local area.	S25.1	Where the development involves a site area of 8,000m ² or greater or is located in a Master Planned Area, underground electricity is provided for the full frontage(s) of the site in compliance with the Civil Works Code .

8.19 Service Station Code

8.19.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Service Station Code.
- (2) The Overall Outcomes sought for the Service Station Code are as follows:
- (a) service stations are sited at suitable locations;
 - (b) the amenity of areas surrounding service stations is maintained;
 - (c) service stations have a high standard of built form design and environmental performance;
 - (d) the risk of land contamination is minimised; and
 - (e) development is consistent with the Priority infrastructure Plan in Part 10 (Priority Infrastructure Plan).

8.19.2 Specific Outcomes

Specific Outcomes ¹		Probable Solutions	
Location and Site Suitability			
O1	The service station is located so that it does not adversely impact upon the amenity of existing or future planned residential areas.	SI.1	The service station is located in the Industry Precinct Class or an Industry and Enterprise Precinct (where in a Master Planned Area), on a site fronting an arterial road, sub-arterial road, trunk collector or industrial collector street. OR The service station is co-located with local shopping facilities or established, non-residential development. OR The service station is located adjacent to a highway interchange at a service node. SI.2 The site is situated not more than 100 metres from the intersection of two or more roads, one of which is a major arterial road, arterial road, sub-arterial or trunk collector road.
O2	The site is large enough to accommodate the service station and associated car parking, accessways and landscaping.	S2.1	The service station site has: (a) an area of at least 1,500m ² ; (b) a frontage of at least 40 metres; and (c) where a corner site, a frontage of at least 30 metres for each frontage.
Siting of Building and Structures			
O3	Buildings and structures are sited to: (a) ensure the safe and efficient use of the site; (b) maintain visual amenity and streetscape character; and (c) provide adequate separation to adjoining land uses.	S3.1	For front boundary setbacks: (a) fuel pumps and canopies have a minimum setback of 7.5 metres; and (b) all other buildings or structures have a minimum setback of 10 metres.
		S3.2	For side and rear boundary setbacks, all buildings or structures have a minimum setback of 2 metres. OR Where adjoining a residential use or land included in the Residential Precinct Class or a Residential Precinct (where in a Master Planned Area), all buildings and structures have a minimum setback of 5 metres.

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹		Probable Solutions	
Residential Amenity			
O4	A service station adjoining or near residential areas ensures the amenity of these areas is protected and noise, light or odour nuisance is avoided.	S4.1	Where located within 150 metres of a residential use or land included in the Residential Precinct Class or a Residential Precinct (where in a Master Planned Area): <ul style="list-style-type: none"> (a) building height does not exceed 8.5 metres above ground level; (b) buildings and structures incorporate high quality materials and finishes; and (c) buildings are not constructed of highly reflective materials such as high performance glass and untreated galvanised sheeting.
		S4.2	Where the service station site adjoins a residential use or land included in the Residential Precinct Class or a Residential Precinct (where in a Master Planned Area): <ul style="list-style-type: none"> (a) a 2 metre high solid screen fence is provided along the common boundary or boundaries; and (b) hours of operation are limited to between 7.00am to 10.00pm.
<p><i>Note:</i> Section 9.8 (Nuisance Code) sets out requirements managing noise, light and odour nuisance.</p>			
Siting of Fuel Pumps and Bulk Fuel Storage			
O5	Fuels pumps and bulk fuel storage tanks are located: <ul style="list-style-type: none"> (a) wholly within the site; (b) such that vehicles while fuelling and refuelling are standing wholly within the site and are parked away from entrances and circulation driveways; and (c) a safe distance from all site boundaries. 	S5.1	Fuel pumps are located in accordance with <i>Australian Standard AS1940 – The storage and handling of flammable and combustible liquids.</i>
		S5.2	Bulk fuel storage tanks are situated no closer than 8 metres to any road frontage.
		S5.3	Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site.
Traffic, Access, Servicing and Parking			
O6	The use of land for a service station: <ul style="list-style-type: none"> (a) does not impair traffic flow or road safety; (b) through the design and arrangement of vehicular crossovers, facilitates safe and convenient movement to and from the site; and (c) provides adequate, safe and functional on-site parking and manoeuvring areas. 	S6.1	Land is dedicated as road where the Council or the Department of Main Roads requires land for road widening, corner truncation or for acceleration or deceleration lanes.
		S6.2	Separate entrances to and exits from the site are provided, and these are clearly marked for their intended use.
		S6.3	Reinforced industrial crossovers are constructed to provide suitable access for fuel delivery vehicles.
		S6.4	No part of a vehicle crossover is closer than 12 metres from an intersection, and no closer than 3 metres from any property boundary.
		S6.5	The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code .

Specific Outcomes ¹	Probable Solutions
	<p>Note:</p> <p>Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, areas and manoeuvring areas.</p>
Environmental Performance	
<p>O7 The layout and design of the service station ensures that on-site operations do not cause any environmental nuisance or harm, do not result in the release of untreated pollutants and achieve acceptable levels of stormwater run-off quality and quantity.</p>	<p>S7.1 Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur.</p> <p>Note:</p> <p>Section 9.10 (Stormwater Management Code) sets out requirements for stormwater quality management.</p>
<p>O8 Automatic mechanical carwash facilities (where provided) are designed to collect, treat and recycle waste water for reuse.</p>	<p>S8.1 No probable solution prescribed.</p>
<p>O9 The collection, treatment and disposal of solid and liquid wastes ensures that:</p> <p>(a) off-site releases of contaminants do not occur; and</p> <p>(b) measures to minimise waste generation and to maximise recycling are implemented.</p>	<p>S9.1 No probable solution prescribed.</p>
Landscaping	
<p>O10 Appropriate landscaping is provided along all boundaries of the site to ensure high visual amenity is created or maintained in the locality.</p>	<p>S10.1 At least 10% of the site area is provided as landscaped area.</p> <p>S10.2 A 3 metre wide landscaped buffer strip is provided along each frontage of the site and a 2 metre wide landscaped buffer strip is provided along all other boundaries of the site.</p> <p>S10.3 Where the site adjoins a residential use or land included in the Residential Precinct Class, a 5 metre wide landscaped buffer strip is provided along the common boundaries.</p> <p>Note:</p> <p>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</p>
On-site Amenities	
<p>O11 Customer air and water facilities, and any automatic mechanical car washing facilities are located such that:</p> <p>(a) vehicles using, or waiting to use such facilities are standing wholly within the site; and</p> <p>(b) an adequate buffer can be provided to any adjoining residential use.</p>	<p>S11.1 Customer air and water facilities, and any automatic mechanical car washing facilities are situated within the site and are not closer than 5 metres to any boundary of the site.</p>
Design for Safety	
<p>O12 Development contributes to the creation of safe and secure built environment within and adjoining the service station.</p>	<p>S12.1 No probable solution prescribed.</p> <p>Note:</p> <p>Section 9.5 (Design for Safety Code) sets out requirements for Design for Safety.</p>

Specific Outcomes ¹		Probable Solutions	
<i>Extent of Retail Sale of Goods</i>			
O13	The associated sale of goods, including food stuffs, is ancillary to the service station use.	S13.1	The gross floor area used for the associated sale of goods by retail is limited to: (a) the existing area of such use; or (b) 150m ² (whichever is the greater).

8.20 Child Care Centre Code

8.20.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Child Care Centre Code.
- (2) The Overall Outcomes sought for the Child Care Centre Code are as follows:
 - (a) a viable child care centre network is established and maintained in Caloundra City, with all approved establishments complying with industry standards and community expectations;
 - (b) child care centres are located in convenient locations close to residential communities and major employment nodes;
 - (c) the health and safety of children is not compromised by incompatible land use activities or poor design;
 - (d) child care centres do not have a detrimental impact on the amenity of the local area; and
 - (e) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

8.20.2 Specific Outcomes

Specific Outcomes ¹		Probable Solutions	
<i>Location and Site Suitability</i>			
O1	The child care centre is co-located with other community facilities or activities so as maximise accessibility.	S1.1	The child care centre is located: <ol style="list-style-type: none"> (a) adjacent to another community use, a shopping complex or useable parkland; or (b) on a conveniently accessible site at the gateway of a residential neighbourhood; or (c) on a conveniently accessible site in an educational establishment, business centre or other employment area.
O2	The child care centre is located on a road which is accessible and safe but which is not used by local residential traffic.	S2.1	The child care centre is located on a site with access and frontage to a trunk collector, rural collector street or collector street as defined by the Caloundra City Functional Road Hierarchy (refer Maps 9.1 and 9.2 of the Parking and Access Code).
O3	The child care centre is located and designed to ensure that children and staff are not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance.	S3.1	The child care centre is located on a site where: <ol style="list-style-type: none"> (a) soils are not contaminated by pollutants which represent a health or safety risk to children; (b) maximum concentrations of air pollutants are less than those recommended by the National Health and Medical Research Council; and (c) noise levels from external sources (measured at the maximum L₁₀ [1 hour]): <ol style="list-style-type: none"> (i) are less than 48dB(A) within buildings; and (ii) less than 55dB(A) when measured at the centre of any outdoor play area.
O4	The child care centre is located on a site that is capable of accommodating a well designed and integrated facility, incorporating: <ol style="list-style-type: none"> (a) required buildings and structures; (b) vehicle access, parking and manoeuvring; (c) on-site landscaping; and 	S4.1	The child care centre is located on a site having: <ol style="list-style-type: none"> (a) a slope of 1 in 10 or less; (b) a regular shape; and (c) a minimum area of: <ol style="list-style-type: none"> (i) 1,000m² where fewer than 25 children are to be accommodated; or

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes¹		Probable Solutions	
	(d) any necessary buffering.		(ii) 1,500m ² where between 25 and 50 children are to be accommodated; or (iii) 2,000m ² where more than 50 children are to be accommodated.
O5	The child care centre is situated on a fully serviced site.	S5.1	The child care centre is situated on a site connected to the Council's reticulated water supply and sewerage system and to electricity and telecommunication infrastructure
O6	Child care centres adjacent to electricity transmission line easements incorporate adequate setbacks.	S6.1	The child care centre is set back from the most proximate boundary of an electricity transmission line easement as follows: (a) a 20 metre separation distance for transmission lines up to 132kV; (b) a 30 metre separation distance for transmission lines between 133kV and 275kV; and (c) a 40 metre separation distance for transmission lines greater than 275kV.
Residential Amenity			
O7	The child care centre is designed to minimise potential conflict with surrounding residential premises, including by way of noise, light or odour nuisance.	S7.1	All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential use or land included in the Residential Precinct (where in a Master Planned Area).
		S7.2	A 1.8 metre high solid screen fence is erected along the full length of all site boundaries adjoining a residential use or land included in the Residential Precinct Class or a Residential Precinct (where in a Master Planned Area).
			<i>Note:</i> <i>Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.</i>
Building Design and Streetscape Character			
O8	The child care centre is sited and designed to be compatible with the streetscape character (or intended streetscape character) of the local area.	S8.1	Where the site is included in the Residential Precinct Class or a Residential Precinct (where in a Master Planned Area), buildings or structures are set back a minimum of 6 metres from the road frontage.
		S8.2	In residential areas, buildings display similar roof forms, building materials and finishes to that of adjacent dwelling units.
		S8.3	In non-residential areas, buildings are consistent with the style of the commercial or other buildings in the surrounding area.
Outdoor Activity Areas and Landscaping			
O9	Outdoor activity areas and landscaping are designed to provide: (a) safe and suitable play areas; and (b) to provide an attractive street front address.	S9.1	At least 5m ² per child of the outdoor activity area is fully covered with a further 5m ² per child fully shaded.
		S9.2	At least 50% of the outdoor activity area is provided with natural shade between the hours of 9.00am and 3.00pm.
		S9.3	Childproof fencing is provided between play areas and roads, carparks, driveways and

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹	Probable Solutions
	<p>neighbouring properties.</p> <p>S9.4 A 2 metre wide landscaped buffer strip is provided along the front boundary of the site.</p> <p><i>Note:</i></p> <p>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</p>
Access and Parking	
<p>O10 A safe set-down and pick-up area is provided, with all on-site parking and vehicle manoeuvring areas located and designed to minimise conflicts between vehicles and children.</p>	<p>S10.1 A minimum of 4 set-down bays, with a drive-through lane, are provided at the front of the site that allow for the flow of vehicles with good visibility.</p> <p>S10.2 The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code.</p> <p>S10.3 Convenient, safe and clearly visible pedestrian access is available to the site.</p> <p><i>Note:</i></p> <p>Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, areas and manoeuvring areas.</p>

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

8.21 Community Uses Code

8.21.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Community Uses Code.
- (2) The Overall Outcomes sought for the Community Uses Code are as follows:
 - (a) community uses are established for community benefit whilst mitigating adverse impacts;
 - (b) community uses are integrated and co-located, particularly in business centres and areas within reasonable and safe walking and cycling distance to public transport;
 - (c) the operation of community uses does not have an adverse impact on surrounding residential areas;
 - (d) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

8.21.2 Specific Outcomes

Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Location and Site Suitability	
<p>O1 The community use is conveniently located to the population that it is intended to serve.</p>	<p>SI.1 The community use is located within the Community Purpose Precinct.</p> <p style="text-align: center;">OR</p> <p>The community use is located within the Business Centre Precinct Class or an Activity Centre Precinct (where in a Master Planned Area).</p> <p style="text-align: center;">OR</p> <p>In an emerging residential area, the community use is located:</p> <ol style="list-style-type: none"> (a) adjacent to another community use, a shopping complex or useable parkland; or (b) on a site nominated on an a Master Plan (where in a Master Planned Area) or on an approved Plan of Development as a community use site. <p>SI.2 The community use provides convenient and safe pedestrian and cyclist access from existing and proposed public transport infrastructure and other public areas.</p>
<p>O2 In the case of educational establishments, adequate setbacks are incorporated adjacent to electricity transmission line easements.</p>	<p>S2.1 The educational establishment is set back from the most proximate boundary of an electricity transmission line easement as follows:</p> <ol style="list-style-type: none"> (a) a 20 metre separation distance for transmission lines up to 132kV; (b) a 30 metre separation distance for transmission lines between 133kV and 275kV; and (c) a 40 metre separation distance for transmission lines greater than 275kV.

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Design and Layout			
O3	The design of the community use is consistent with the reasonable expectations of development on surrounding land.	S3.1	The scale, height and bulk of any buildings or structures involved in the community use are no greater than those of surrounding buildings.
O4	The layout and design of the community use provides a safe and secure environment for users.	S4.1	No probable solution prescribed. <i>Note:</i> <i>Section 9.5 (Design for Safety Code) sets out requirements for design for safety.</i>
Protection of Residential Amenity			
O5	The community use does not impose unreasonable adverse impacts on any surrounding residential area, including by way of noise, light and odour nuisance.	S5.1	Intrusive outdoor activities are located and orientated away from residential areas.
		S5.2	Any building is set back a minimum of 3 metres from all site boundaries adjoining a residential use or land included in the Residential Precinct Class or in a Residential Precinct (where in a Master Planned Area).
		S5.3	Waste bin storage areas are enclosed and screened from the street frontage. <i>Note:</i> <i>Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.</i>
Non-Discriminatory Access			
O6	Non-discriminatory access is provided to: (a) any building from adjoining roads and public areas; and (b) adjoining sites within the Community Purpose Precinct or adjoining community uses.	S6.1	Changes of level between sites and at the site boundary allow access to the community use from the road and to adjoining sites within the Community Purpose Precinct or adjoining community uses in accordance with AS1428 – <i>Design for Access and Mobility</i> .
Access and Parking			
O7	Sufficient parking and service vehicle access is provided to prevent unacceptable off-site impacts.	S7.1	The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code . <i>Note:</i> <i>Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, areas and manoeuvring areas.</i>
Services and Utilities			
O8	An appropriate level of water and sewerage infrastructure is provided to the community use to: (a) allow for the efficient functioning of the use; and (b) maintain acceptable public health and environmental standards.	S8.1	The community use is connected to the reticulated water supply and sewerage network. OR Where the premises is not connected to the reticulated water supply and sewerage network: (a) satisfactory alternative means of potable water supply is provided; and (b) an adequate standard of on-site effluent treatment and disposal is provided.

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>Note:</p> <p><i>The Plumbing and Drainage Act 2003 sets out the requirements for on-site effluent disposal.</i></p>
Landscaping	
<p>O9 Landscaping contributes to the character of the locality and provides buffering between adjoining land uses.</p>	<p>S9.1 Where adjoining a residential use or land included in the Residential Precinct Class or in a Residential Precinct (where in a Master Planned Area), a 2 metre wide landscaped buffer strip and a 1.8 metre high solid screen fence is provided along the full length of all common site boundaries.</p> <p>Note:</p> <p><i>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</i></p>
Refuse Management and Storage	
<p>O10 Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's cleansing contractor.</p>	<p>S10.1 No probable solution prescribed.</p>

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

8.22 Sport and Recreation Code

8.22.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Sport and Recreation Code.
- (2) The Overall Outcomes sought for the Sport and Recreation Code are as follows:
 - (a) public and private indoor and outdoor sport, recreation and entertainment and associated ancillary facilities are provided in appropriate locations;
 - (b) impacts of indoor and outdoor sport, recreation and entertainment on surrounding land uses are effectively managed;
 - (c) a safe environment for users is provided; and
 - (d) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

8.22.2 Specific Outcomes

(1) Specific Outcomes for Outdoor Sport, Recreation and Entertainment

Specific Outcomes ¹		Probable Solutions	
<i>Siting and Location</i>			
O1	The siting and design of outdoor sport, recreation and entertainment venues and facilities are compatible with nearby development and conveniently located for users.	S1.1	No probable solution prescribed.
O2	Any building associated with the proposal is: <ol style="list-style-type: none"> (a) ancillary to the outdoor sport, recreation and entertainment use; and (b) is of a suitable scale. 	S2.1	Associated buildings are limited to: <ol style="list-style-type: none"> (a) spectator stands; (b) toilets; (c) clubhouses; (d) dressing rooms; and (e) equipment storage areas.
		S2.2	Building height does not exceed 8.5 metres above ground level unless otherwise provided for in the applicable Planning Area Code or Structure Plan Area Code

(2) Specific Outcomes for Indoor Sport, Recreation and Entertainment

Specific Outcomes		Probable Solutions	
<i>Siting and Location</i>			
O3	The siting and design of indoor sport, recreation and entertainment venues and facilities are compatible with nearby development and conveniently located for users.	S3.1	No probable solution prescribed.
O4	New buildings are of a suitable scale and design for the locality in which they are proposed.	S4.1	No probable solution prescribed.

(3) Specific Outcomes for Indoor and Outdoor Sport, Recreation and Entertainment

Specific Outcomes		Probable Solutions	
<i>Appearance of Buildings</i>			
O5	The design of any building is of a high standard including the articulation of external walls and the considered use of materials, colours and other finishes.	S5.1	Unarticulated blank walls do not exceed 10 metres in length.
		S5.2	A variety of materials and finishes are incorporated in the building design.

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes		Probable Solutions	
Parking and Access			
O6	The surrounding road system is capable of accommodating additional traffic generated by the proposal without adverse impacts.	S6.1	The environmental capacity (as set out in <i>Queensland Streets</i>) of any road providing access to the site is not exceeded by traffic generated by the use.
O7	Sufficient parking and service vehicle access is provided as part of the development to prevent unacceptable off-site impacts.	S7.1	The number of on-site parking spaces complies with Table 9.10 (Minimum On-site Parking Rates) of the Parking and Access Code . <i>Note:</i> <i>Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, areas and manoeuvring areas.</i>
O8	Major venues provide alternative access to patrons. <i>Note:</i> <i>A major venue is capable of accommodating 1,000 persons or more.</i>	S8.1	The venue is accessible by public transport. OR Special chartered transport services are provided to and from convenient locations for major events.
Lighting and Noise			
O9	Lighting and noise emissions from the use are within acceptable limits.	S9.1	No probable solution prescribed. <i>Note:</i> <i>Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.</i>
Landscaping			
O10	Landscaping contributes to the character of the locality and provides buffering between adjoining uses.	S10.1	No probable solution prescribed. <i>Note:</i> <i>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</i>
Safety and Security			
O11	Indoor and outdoor sport and recreation facilities are designed to provide a safe and secure environment for users.	S11.1	Lighting is located in appropriate locations such as entries and exits and incorporates movement sensors. <i>Note:</i> <i>Section 9.5 (Design for Safety Code) sets out requirements for design for safety.</i>
O12	Safety and security fencing is provided commensurate with the proposed activity.	S12.1	No probable solution prescribed.
Non-discriminatory Access			
O13	Non-discriminatory access is provided to: (a) any building from adjoining roads and public areas; and (b) adjoining sites within the Community Purpose Precinct or adjoining community uses.	S13.1	Changes of level between sites and at the site boundary allow access to the community use from the road and to adjoining sites within the Community Purpose Precinct or adjoining community uses in accordance with <i>AS1428 - Design for Access and Mobility</i> .
Refuse Management and Storage			
O14	Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's cleansing contractor.	S14.1	No probable solution prescribed.

8.23 Telecommunication Tower Code

8.23.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Telecommunication Tower Code.
- (2) The Overall Outcomes sought for the Telecommunication Tower Code are as follows:
 - (a) telecommunication towers are located with compatible uses and facilities;
 - (b) telecommunication towers are visually integrated with their surrounds;
 - (c) telecommunication towers satisfy public health and safety requirements;
 - (d) telecommunication towers do not adversely affect the amenity of surrounding premises; and
 - (e) telecommunication towers are sited and installed so as to minimise environmental impacts.

8.23.2 Specific Outcomes

Specific Outcomes ¹		Probable Solutions	
Amenity			
<p>O1 The telecommunication tower is visually integrated with its landscape or townscape setting so as not to be visually dominant or obtrusive, and the site is landscaped where practicable and appropriate.</p>	<p>SI.1 The telecommunication tower is:</p> <ol style="list-style-type: none"> (a) not established in:- <ol style="list-style-type: none"> (i) the Residential Precinct Class; or (ii) the Rural Residential Settlement Precinct; or (iv) a Residential Precinct (where in a Master Planned Area); or (v) a Landscape Protection and Enhancement Precinct (where in a Master Planned Area) (b) camouflaged through the use of colours and materials which blend into the surrounding landscape; and (c) unobtrusive when viewed from any scenic route identified on a Planning Area Overlay Map. <p>OR</p> <p>The telecommunication tower is co-located on an existing telecommunication tower.</p> <p><i>Note:</i></p> <p><i>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</i></p> <p>SI.2 Notwithstanding the height specified in the applicable Planning Area Code, the height of a telecommunication tower does not exceed the height specified in Table 8.4 (Maximum Height of Telecommunication Towers) of this code.</p>	<p>O2 All built facilities and structures must be located to minimise any negative impacts on the amenity of the local area.</p>	<p>S2.1 The telecommunication tower is:</p> <ol style="list-style-type: none"> (a) not located within 500 metres of a pre-school, primary school or high school; (b) not located within 400 metres of land included in the Residential Precinct Class,

¹ The Use Codes Planning Scheme Policy and Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹	Probable Solutions
	<p>the Rural Residential Settlement Precinct or a Residential Precinct (where in a Master Planned Area);</p> <p>(c) not located within 20 metres of a public footpath or bicycle path unless the footpath or bicycle path is located in or within 6 metres of a public road reserve; and</p> <p>(d) located a minimum of 1 kilometre from another telecommunication tower.</p>
Health and Safety	
<p>O3 The development avoids or effectively manages any emissions of light, vibration or radiation beyond the site such that:</p> <p>(a) nuisance is not caused beyond the site;</p> <p>(b) applicable State and National standards and requirements are met;</p> <p>(c) unacceptable risks to the environment or to personal and public safety are unlikely to be caused; and</p> <p>(d) public access is restricted to meet workplace health and safety requirements.</p>	<p>S3.1 The maximum field strength of the facility complies with the maximum exposure levels set by <i>Australian Standard AS2772.1 (Radio Frequency Radiation – Maximum Exposure Levels)</i>.</p> <p>S3.2 Fencing and warning information signs are provided on the site in compliance with workplace health and safety requirements.</p>
Noise	
<p>O4 Development prevents or minimises the generation of any noise such that:</p> <p>(a) nuisance is not likely to be caused to surrounding premises or other nearby noise sensitive areas;</p> <p>(b) applicable legislative requirements are met; and</p> <p>(c) desired ambient noise levels for residential areas are not exceeded.</p>	<p>S4.1 No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.</i></p>
Shadowing	
<p>O5 The telecommunication tower does not cast shadows such that the amenity of surrounding premises or useability of public open space is unacceptably reduced.</p>	<p>S5.1 For proposed buildings or structures having a height exceeding 8.5 metres above ground level and a cross sectional area exceeding 20m², shadowing does not affect residential lots, child care centres or public open space to the extent of more than 20% of their site area for a period in excess of 3 hours on any day of the year.</p>
Environmental Management	
<p>O6 The environmental impacts of the telecommunication tower are effectively managed.</p>	<p>S6.1 No probable solution prescribed.</p>
Airport Operational Safety	
<p>O7 The telecommunication tower does not constitute a safety hazard to aviation operations/aircraft moving in the vicinity of the Caloundra Aerodrome.</p>	<p>S7.1 The telecommunication tower does not emit high electromagnetic or signal transmissions that would affect Caloundra Aerodrome or its navigational systems.</p>
Access, Parking and Servicing	
<p>O8 The telecommunication tower is accessible for maintenance purposes.</p>	<p>S8.1 The site can be accessed by existing roads (whether public or private) such that new roads are not required to be constructed.</p> <p>S8.2 Adequate provision for access, parking and servicing of the facility is made on-site. Such areas are designed to reduce the need for vegetation removal and so as not to intensify the velocity of overland water flows.</p>

¹ The Use Codes Planning Scheme Policy and Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes of this Code.

Table 8.4 Maximum Height of Telecommunication Towers

Precinct or Precinct Class	Maximum height above ground level
Central Caloundra Planning Area	
Business Centre Precinct Class	25 metres
Community Purpose Precinct	15 metres
Kawana Waters Planning Area	
Business Centre Precinct Class	15 metres
Industry Precinct Class	30 metres
Community Purpose Precinct	15 metres
Caloundra South Planning Area	
Business Centre Precinct Class	20 metres
Industry Precinct Class	30 metres
Rural Precinct	30 metres
Community Purpose Precinct	15 metres
Caloundra West Planning Area	
Business Centre Precinct Class	15 metres
Community Purpose Precinct	15 metres
Caloundra Eastern Beaches Planning Area	
Business Centre Precinct Class	8.5 metres
Industry Precinct Class	8.5 metres
Community Purpose Precinct	8.5 metres
Beerwah Township Planning Area	
Business Centre Precinct Class	15 metres
Industry Precinct Class	20 metres
Community Purpose Precinct	15 metres
Maleny Township Planning Area	
Business Centre Precinct Class	15 metres
Industry Precinct Class	15 metres
Community Purpose Precinct	15 metres
Landsborough Township Planning Area	
Business Centre Precinct Class	15 metres
Industry Precinct Class	20 metres
Community Purpose Precinct	15 metres
Rural Precinct	15 metres
Mooloolah Township Planning Area	
Business Centre Precinct Class	15 metres
Community Purpose Precinct	15 metres
Rural Precinct	15 metres
Glass House Mountains Township Planning Area	
Business Centre Precinct Class	15 metres
Community Purpose Precinct	15 metres
Rural Precinct	15 metres
Beerburum Township Planning Area	
Business Centre Precinct Class	15 metres
Industry Precinct Class	15 metres
Community Purpose Precinct	15 metres
Rural Planning Areas	
Business Centre Precinct Class	15 metres
Rural Precinct	30 metres
Community Purpose Precinct	15 metres
Palmview Master Planned Area	
District Activity Centre Precinct	8.5 metres
Local Activity Centre Precinct	8.5 metres
Local Enterprise Area Precinct	15 metres
Community Purpose Precinct	8.5 metres

8.24 Utility Code

8.24.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Utility Code.
- (2) The Overall Outcomes sought for the Utility Code are as follows:
 - (a) the timely and cost effective provision of necessary infrastructure is facilitated;
 - (b) proposed infrastructure development has acceptable environmental impacts; and
 - (c) the character and amenity of nearby development is protected.

8.24.2 Specific Outcomes

Specific Outcomes ¹		Probable Solutions	
Location and Site Suitability			
O1	The location and siting of the utility: <ol style="list-style-type: none"> (a) maximises accessibility for maintenance purposes; (b) does not disrupt access for other purposes; and (c) ensures that utilities requiring a public interface are centrally located to the population to be served. 	S1.1	The utility is located in a position where it can be easily accessed for maintenance purposes.
		S1.2	The utility is co-located with existing utilities or located on or within an existing building where practicable.
		S1.3	Easements for access to the utility are granted to the Council or the beneficiary of the easement to ensure suitable access can be gained.
		S1.4	The utility does not interfere with pedestrian walkways.
		S1.5	Where providing a publicly accessible service, the utility is located within the Business Centre Precinct Class or an Activity Centre Precinct (where in a Master Planned Area)..
Residential Amenity			
O2	Where located on a site: <ol style="list-style-type: none"> (a) within or adjacent to the Residential Precinct Class or a Residential Precinct (where in a Master Planned Area); or (b) adjacent to a residential use; <p>the utility has no adverse impacts on residential amenity.</p>	S2.1	No probable solution prescribed.
O3	Vehicular access to the site of the utility does not adversely impact on residential amenity.	S3.1	Where frequent maintenance is required, vehicular access to the utility is gained from roads other than local residential streets.
Visual Amenity and Landscaping			
O4	The utility is sited and screened from view, except where the utility is intended for the provision of civic services or requires a public interface.	S4.1	No probable solution prescribed.
O5	The appearance of the site is enhanced by the provision of an attractive landscaped setting, utilising indigenous vegetation as the main planting theme.	S5.1	No probable solution prescribed.
			<i>Note:</i> Section 9.7 (Landscaping Code) sets out requirements for landscaping.

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹		Probable Solutions	
Building Siting and Design			
O6	The siting and design of buildings or structures reflects the setting and character of the locality in which the utility is located, including the use of colour schemes compatible with surrounding development.	S6.1	No probable solution prescribed.
Parking and Access			
O7	Adequate and suitable on-site car parking and servicing is provided and maintained.	S7.1	Sufficient on-site parking is provided to accommodate the amount of vehicular traffic likely to be generated by the utility. <i>Note:</i> Section 9.12 (Parking and Access Code) sets out the layout and design requirements for parking, areas and manoeuvring areas.
Safety and Security			
O8	Utilities are secure and potential impacts from vandalism are minimised and where publicly accessible provide a safe environment for occupants and visitors.	S8.1	Where not intended to be publicly accessible, the utility is fenced with secure fencing. <i>Note:</i> Section 9.5 (Design for Safety Code) sets out requirements for design for safety.
Noise, Light and Odour			
O9	Noise, lighting and odour emissions during construction and in the operational phase are within acceptable limits.	S9.1	No probable solution prescribed. <i>Note:</i> Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.
Stormwater			
O10	Stormwater management achieves acceptable levels of stormwater run-off quality and quantity.	S10.1	No probable solution prescribed. <i>Note:</i> Section 9.10 (Stormwater Management Code) sets out requirements for stormwater quality management.
Environment Protection			
O11	Where the proposal has the potential to have a significant impact on a matter of national environmental significance, these potential impacts are satisfactorily mitigated. <i>Note:</i> A matter of national environmental significance includes: (a) World Heritage properties; (b) RAMSAR wetlands of international importance; (c) listed threatened species and communities; (d) migratory species protected under international agreements; (e) nuclear actions; and (f) the Commonwealth marine environment.	S11.1	No probable solution prescribed.

¹ The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.