PART 14 - ASSESSMENT BENCHMARKS AND REQUIREMENTS FOR DEVELOPMENT FOR A STATED PURPOSE OR OF A STATED TYPE

Division 1—Preliminary

14.1 Codes for development for a stated purpose or of a stated type

The provisions in this part comprise the following codes—

Use Codes

Works Codes

Other Codes

***** denotes the *Engineering Works Codes* as defined in Part 2 and referred to in Assessment Tables

Division 2—Agricultural Uses Code

14.2 Agricultural Uses Code

The provisions in this division comprise the Agricultural Uses Code. They are—

- compliance with the Agricultural Uses Code (section 14.3);
- overall outcomes for the Agricultural Uses Code (section 14.4);
- specific outcomes, acceptable solutions and probable solutions for the Agricultural Uses Code (sections 14.5—14.8).

14.3 Compliance with the Agricultural Uses Code

Development that is consistent with the specific outcomes in sections 14.5—14.8 complies with the Agricultural Uses Code.

14.4 Overall outcomes for the Agricultural Uses Code

14.4.1 The overall outcomes are the purpose of the Agricultural Uses Code.

14.4.2 The overall outcomes sought by the Agricultural Uses Code are the following—

a) The ongoing productive use and sustainable management of the Shire's agricultural resources and other natural resources is provided for;

b) Uses and works are located, designed and managed to—

i. avoid significant adverse impacts on the amenity enjoyed by users of other premises, including visual and acoustic privacy;

ii. maintain the safety of people and works;

iii. avoid adverse impacts on the surrounding or downstream environments or natural environmental processes; and

iv. avoid adverse impacts on the Shire's natural resources of biodiversity, water, air and soil;

c) Uses and works do not have a significant adverse impact on the road network; and

d) agricultural lands are conserved and not alienated or encroached upon by incompatible land uses.

14.5 Specific outcomes, acceptable solutions and probable solutions for the Agricultural Uses Code

The specific outcomes sought for the Agricultural Uses Code are included in column 1 of Table 14-1 to Table 14-3. Acceptable solutions for *accepted development subject to requirements* and probable solutions for *code assessment* development are included in column 2 of Table 14-1 to Table 14-3.

Table 14-1 Cultivation

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.6 Effects of Use	
Lot Size ***O1*** **Cultivation** occurs on a lot that is of a sufficient size to reasonably accommodate the use and mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the use.	***S1.1*** The cultivation use is conducted on a site at least 1 hectare in area.
Separation distances ***O2*** Sufficient separation distance is provided between new **Cultivation Uses** and incompatible uses on other premises to ensure noise, dust or odour associated with the **Agricultural Use** does not have a significant adverse effect on users of other premises.	***S2.1*** A separation distance of not less than 100m is provided between all cultivated areas and land in a residential zone; OR ***S2.2*** A vegetated buffer area of not less than 40m is provided between cultivated areas and premises in a residential zone; AND ***S2.3*** The vegetated buffer area is planted and maintained in accordance with Section 3 of the *Planning Guidelines: Separating Agricultural and Residential Land Uses using species of local origin*.
Environmentally Sensitive Areas ***O3*** The use does not have adverse impacts on *environmentally sensitive areas* including— a) for *sloping sites*—impacts of soil erosion or landslide; and b) for *watercourses*, *drainage lines* and *wetlands*—impacts of sediments, nutrients and other chemicals flowing into these areas.	***S3.1*** Cultivated areas have a *slope* of less than 1 in 4 (25%); OR ***S3.2*** For cultivated areas with a *slope* of 1 in 4 (25%) or more— a) any ploughing or cultivation is parallel to contours; and b) *sediment barriers* are provided and maintained downslope of cultivated areas to prevent sediment flowing into *watercourses*, *drainage lines* and *wetlands* either on or off the property; or c) grassed or vegetated *buffer areas* are provided and maintained downslope of cultivated areas to slow overland flow and prevent sediment flowing into *watercourses*, *drainage lines* and *wetlands* either on or off the property.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Cultivation Type 2 ***O4*** For **Cultivation Type 2**, the use does not have significant adverse impacts on *environmentally sensitive areas*, including *riparian zones*, *watercourses, drainage lines* and *wetlands*. ***O5*** For **Cultivation Type 2**, if a wholesale nursery, the use does not adversely affect the amenity, including visual amenity, enjoyed by users of other premises.	***S4.1*** For Cultivation Type 2, vegetated *buffer areas* of at least 50m in width are provided and maintained between cultivated areas and any watercourse, *drainage line* or wetland on the premises or adjacent premises, to slow and retain overland flow, filter sediment and nutrients and contain chemical run-off. ***S5.1*** Structures or covered areas associated with the use do not exceed 1,000m^2 in total; AND ***S5.2*** Any cover to shade houses or similar is of a colour other than white (colours that blend with the hues and tones of the natural environment are preferable).
Environmental Best practice ***O6*** The use is conducted in a manner that minimises risk of *environmental harm*[1].	No solution provided.

[1] This Specific Outcome may be satisfied by complying with any relevant Code of Practice prepared under s.548 of the *Environmental Protection Act 1994.*

Table 14-2 Animal Husbandry

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.7 Effects of use	
Separation distances ***O7*** Sufficient *separation distance* and noise mitigation measures are provided between **Animal husbandry** uses and, existing infrastructure, *ecologically important areas* or *sensitive receptors*[2] on other premises.	***S7.1*** For piggeries, the minimum *separation distance* between *use areas* and *sensitive receptors* is the greater of the following distances—(other than land disposal areas such as irrigated areas, on-site residential, administrative or staff facilities) a) that identified in Table 6 in the DPI *Separation Guidelines for Queensland Piggeries*; or b) that calculated using Section 2 of the DPI *Separation Guidelines for Queensland Piggeries*; OR ***S7.2*** For piggeries the minimum *separation distance* between land disposal areas and *sensitive receptors* is not less than the distances shown in Table 7 of the National Environmental Guidelines for Piggeries 2nd edition; AND ***S7.3*** For cattle feedlots—the minimum *separation distance* between *use areas* and *sensitive receptors* is not less than the distance calculated using Section 4 of the *Reference Manual for Establishment and Operation of Beef Cattle Feedlots in Queensland*; AND ***S7.4*** For free to range poultry farms comprising of no more than 50 birds, the farm shed or housing structure is to be setback 40m from all property boundaries. ***S7.5*** For other **Animal husbandry** uses, the minimum *separation distances* between *use areas* and boundaries of other premises and *watercourses* are not less than those identified in Table 14-4 below;

[2] "Sensitive receptors" is defined in the relevant Codes of Practice identified in Column 2.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Traffic and road network ***O8*** The use does not have an adverse impact on the safety, efficiency and functioning of the road network, including— a) traffic generation; and b) location of access points.	***S8.1*** For **Animal husbandry Type 2—**The use does not compromise the road functional characteristics identified in Section 2.1 and 2.2 of *PSP*5 Engineering Design Standards - Roads, Drainage and Earthworks; OR ***S8.2*** For other **Animal husbandry** uses—no solution provided.
Protection of agricultural land ***O9*** Agricultural land (specifically that mapped as Agricultural Land Conservation Area) is not alienated or encroached upon by the development.	***S9.1*** If the use requires animals to be contained within pens, sheds, ponds or similar—the use is not located on land within *Agricultural Land Conservation Areas* shown on Overlay maps **OM1.5** to **OM9.5**.
Lot Size ***O10*** The lot is of sufficient area to enable establishment of the use and associated uses.	***S10.1*** The minimum area of the lot is— a) For grazing of poultry— i) up to 50 birds – 4ha ii) 51 to 1,000 birds – 10ha b) for breeding or boarding kennels or pounds—4ha; c) for intensive poultry farms, piggeries or stockyards —20ha; d) for cattle feedlots—40ha; e) for aquaculture with a combined surface area of all ponds or tanks of less than 200m^2—1ha; and f) for other aquaculture—5 ha. g) For all other animal husbandry–2ha
Noise & Nuisance ***O11*** Noise from the operation of the animal husbandry use does not cause unlawful environmental nuisance.	***S11.1*** Access points and roads are located to minimise noise and dust impacts on neighbouring sensitive land uses; and ***S11.2*** The design and siting of all mechanical equipment, including fans, pneumatic feed systems and other equipment, minimises the generation of mechanical noise, odour and the likelihood of off-site vibration. ***S11.3*** For breeding or boarding kennels—the kennels are constructed of brick, concrete or masonry.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Runoff ***O12*** The design and operation of the animal use incorporates integrated water management elements such that a) stormwater is prevented from entering sheds and waste storage areas; b) stormwater peak discharges and run-off volumes are not increased; and c) natural drainage lines and hydrological regimes are maintained as far as practicable.	***S12.1*** Buildings used to house animals, as well as waste storage areas, are located on land that is not subject to flooding by the 100 year ARI event; AND ***S12.2*** The base of all sheds is elevated above natural ground level to ensure that stormwater run-off does not enter the sheds. AND ***S12.3*** All waste water, including water used to clean animal sheds, is managed so that contaminants will not reach nearby waterways.
Aquaculture ***O13*** Water is managed on site such that it will not reach Queensland waters via overland or stormwater flows. AND ***O14*** Development is located and designed to avoid, or otherwise minimise, impacts to areas host to fisheries resources. AND ***O15*** Tanks or ponds are designed to avoid leakage.	***S13.1 & S14.1*** Aquaculture occurs in tanks or ponds where water is fully reticulated within the facility with no discharge property or waterways. ***S13.2 & S14.2*** Tanks or ponds used to cultivate aquaculture fisheries resources or for treatment or settlement of water are constructed with the lowest point of the top of wall at least the height of the Q50 flood level. ***S15.1*** Ponds are designed and constructed in accordance with Department of Agriculture, Fisheries and Forestry's policy *Guidelines for Constructing and Maintaining Aquaculture Containment Structures*.
Environmental best practice ***O16*** The use is conducted in a manner that minimises risk of *environmental harm*[3].	No solution provided.

Table14-3 Forestry

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.8 Effects of use	
Bushfire ***O17*** The risk of fire spreading from the premises to other premises is minimised; AND ***O18*** The use of premises for **Forestry** does not result in a significant increased risk of fire to people or works.	***S17.1*** There is a minimum separation of 50m between *use areas* and any building, other than outbuildings, on adjoining premises; AND ***S18.1*** For **Forestry Type 2 Plantation**— a) a *fire access track*, a *maximum* of 5m wide, is provided and maintained between *use areas* and adjoining

[3] This Specific Outcome may be satisfied by complying with any relevant Code of Practice prepared under s.548 of the *Environmental Protection Act 1994.*

column 1 Specific Outcomes	column 2 Acceptable solutions (if ***accepted development subject to requirements***) Probable solutions (if ***code assessment***)
	premises; and b) the maximum contiguous area of any *use area* without an internal access track or road is not more than 25ha; OR c) no part of any *use area* is more than 250m from an internal access track or road.
Environmentally Sensitive Areas ***O19*** The use does not have a significant adverse impact upon *environmentally sensitive areas*, including *watercourses*, *drainage lines*, *wetlands* and *steep slopes.*	***S19.1*** Internal roads and tracks are located designed and constructed in accordance with Schedules 8 and 9 of the *Code of Practice for Native Timber Forest Production (EPA)*; AND ***S19.2*** Planting on *steep slopes* does not involve ripping of the soil, except for spot cultivation of planted sites; AND ***S19.3*** Disturbance to soil, litter and ground cover vegetation is avoided within 5m of any *watercourse, drainage line* or *wetland*.
Biodiversity ***O20*** Biodiversity of vegetated *use areas* is retained.	***S20.1*** If the premises contains habitat trees—a minimum of six habitat trees and two recruitment habitat trees per hectare averaged across the premises are identified and retained; OR ***S20.2*** If the premises does not contain the requisite number of habitat trees, a minimum of 11 recruitment habitat trees per hectare are identified and retained.
Spread of plant species ***O21*** **Forestry** does not result in a significant increased risk of spread of plant species that are not *of local origin*.	***S21.1*** If species not *of local origin* are planted— a) species listed as Undesirable Plant Species in *PSP*3 Landscaping Plants and Guidelines are not used; b) a *buffer area* with a minimum width of 50m is provided and maintained clear of any native vegetation and property boundaries; and c) species known to sprout from cuttings are managed to ensure prunings and thinnings are disposed of by mulching as soon as practicable, and disposed of away from *use areas*, property boundaries, *watercourse*s and *drainage lines*.

Table 14-4 Minimum Separation Distance for Animal Husbandry

Minimum separation from—	**column 1** **Breeding or boarding kennel or pound**	**column 2** **Aquaculture**	**column 3** **Poultry Farms for grazing of more than 50 birds but no more than 1,000birds**	**column 4** **Stables**
Frontage	30m	50m	100m	
Side and rear boundary	If a cattery—30m; If a dog kennel or pound—100m	15m	100m	
Land included in a *residential zone* other than the Rural Settlement Zone, *commercial zones* or Open Space Recreation zone	200m	200m	1,000m	
Land included in the Rural Settlement Zone	100m	20m	200m	
Any *Dwelling unit* on other premises	100m	100m	150m	30m
Watercourses	60m	60m	60m	20m

Division 3—Business Uses Code

14.9 Business Uses Code

The provisions in this division comprise the Business Uses Code. They are—

- compliance with the Business Uses Code (section 14.10);
- overall outcomes of the Business Uses Code (section 14.11);
- specific outcomes and probable solutions for the Business Uses Code (sections 14.12—14.26).

14.10 Compliance with the Business Uses Code

Development that is consistent with the specific outcomes in sections 14.12—14.26 complies with the Business Uses Code.

14.11 Overall outcomes for the Business Uses Code

14.11.1 The overall outcomes are the purpose of the Business Uses Code.

14.11.2 The overall outcomes sought for the Business Uses Code are the following—

a) Existing and future populations have access to an adequate level of goods and services; and

b) **Business Uses** meet the needs and expectations of the Noosa community in terms of providing—

i human scale in the building design;

ii development that integrates with natural landforms and landscape features;

iii development that is compatible with the existing character and amenity of the streetscape and surrounding area;

iv visual and physical connectivity between indoor and outdoor spaces;

v high levels of visual and acoustic amenity;

vi a low key, informal atmosphere;

vii safety and security for property owners, employees and patrons;

viii logical traffic arrangements without congestion or lengthy delays; and

ix for the protection of environment and heritage values.

c) **Business Uses** contribute positively to the Shire's economy and employment;

d) **Business Uses** are located where there is an appropriate level of infrastructure and a wide range of functions to support those uses;

e) Business uses in an *urban zone*, have appropriate connection to reticulated sewerage, water supply, stormwater drainage, electricity, and telecommunications services;

f) Business development has high levels of accessibility and functionality;

g) Business development recognises and protects Noosa's natural resources and environmental values and seeks to provide sustainable economic and employment growth across a range of industry sectors;

h) Business development is consistent with the hierarchy of centres across Noosa; and

i) **Business Uses** are energy and water efficient.

14.12 Specific outcomes, probable solutions and acceptable solutions for the Business Uses Code

The specific outcomes sought for the Business Uses Code are included in column 1 of Table 14-5 to Table 14-16. Acceptable solutions for *accepted development subject to reqirements* and probable solutions for *code assessment* development are included in column 2 of Table 14-5 to Table 14-16.

Table 14-5 New Business Uses Within Existing Buildings in Established Centres

column 1 Specific Outcomes	column 2 Acceptable solutions (if ***accepted development subject to requirements***) Probable solutions (if ***code assessment***)
14.13 Effects of use	
Uses ***O1*** Uses are of a commercial or retail nature ordinarily expected within a town or village centre.	***S1.1*** The new use is one of the following: a) Bank, credit union, insurance agency, *professional office*, travel agent or real estate office; or b) Medical centre or health therapist; or c) Café or restaurant; or d) Shop or salon.
Site Locality ***O2*** The site is located within an existing business centre, neighbourhood centre or village centre; AND ***O3*** The new use occupies an existing building without increasing the size of the building or the use area and without increasing the number of tenancies.	***S2.1*** The site is located within one of the following zones: a) Business Centre Zone; b) Neighbourhood Centre Zone; c) Village Mix Zone. ***S3.1*** The new use does not rely on the addition of any new buildings or the expansion of buildings or outdoor use area and no partition walls are created to increase the number of businesses.
Amenity ***O4*** The new use is operated in a manner that avoids noise emissions that unreasonably diminish the amenity of the area or surrounding uses. AND ***O5*** Advertising devices— a) are compatible with the human-scale and character of the centre in which they are situated; b) are compatible with the scale, proportion, bulk and other characteristics of buildings, structures and landscaping; and c) are designed, sited and integrated so as not to contribute to the proliferation of visual clutter. AND	***S4.1*** Where the site adjoins land in a *residential zone*, the use does not operate outside of the hours of 7:00am to 9:00pm. ***S5.1*** New or additional signage does not include: a) flagpoles attached to a building or structure, used for displaying a commercial banner or flag; b) a sign fitted or painted on a blind or sunhood; c) a sign capable of displaying a number of messages by electronic or mechanical means; d) a sign displayed on a surface by the projection of light; e) a sign painted on a roof; f) a sign affixed to or extending above a roof or parapet of a building or other structure and which is wholly or partially

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
	supported by the building or structure; or g) a 3-dimensional device erected or installed for the purpose of advertising AND ***S5.2*** The maximum *signface area* of any single sign does not exceed 4m^2 on any face; AND ***S5.3*** The maximum combined *signface area* of all signs on the premises is 10m^2.
O6 Waste storage areas, external storage areas and loading docks do not detract from the visual amenity of the streetscape or cause nuisance to adjoining properties.	***S6.1*** Waste storage areas, external storage areas and loading docks are visually screened by landscaping or fencing.
Outdoor dining areas ***O7*** *Outdoor dining areas* are designed and located so that— a) structures are aesthetically pleasing and in keeping with the existing character of the area, including the architecture of the associated building; b) outdoor dining adds to the landscaped streetscape without increasing perceived building bulk; c) temporary walls or roofs are stored when not in use and secured at all times; d) adequate air movement is available; and e) structures do not impede the movement of pedestrians or vehicles; AND ***O8*** Adequate clearways and head clearance are provided to allow safe movement of users of the premises.	***S7.1*** Walls to *outdoor dining areas* are— a) if facing a roadway or other public area, transparent; b) not made of flexible, roll-up or drop plastic sheeting; c) separated from the floor and any roof by a minimum vertical gap of 500mm; and d) if detachable or collapsible, are only used during inclement weather; AND ***S7.2*** Roof, walls or other structures do not extend beyond the boundaries of the premises; AND ***S7.3*** The *outdoor dining area* complies with Planning Scheme Policy *PSP*14 Outdoor Dining. ***S8.1*** Roof structures over *outdoor dining areas* have a minimum clearance height of 2.1m.
Car Parking ***O9*** Sufficient carparking is available to accommodate the number and type of vehicles likely to be generated by the uses on the site	***S9.1*** Off street carparking is provided at a rate of 1 space per 20m^2 of gross floor area;

Table 14-6 New Industrial Uses Within Existing Buildings Within Existing Industrial Estates

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.14 Effects of use	
Uses ***O10*** Uses are of an industrial business nature ordinarily expected in an industrial estate with retail uses ancillary to the **industrial business use.**	***S10.1*** The new use is one of the following: a) Industrial Business Type 1 Warehouse; or b) Industrial Business Type 2 Production, alteration, repackaging & repairing; AND ***S10.2*** Only goods resulting from the **Industrial business** are sold on site; AND ***S10.3*** The proportion of *use area* used for retail sales and display of goods for sale does not exceed 20%.
Site Locality ***O11*** The site is located within an existing industrial estate; AND ***O12*** The new use occupies an existing building without increasing the size of the building or the use area.	***S11.1*** The site is located within the Industry Zone. ***S12.1*** The new use does not rely on the addition of any new buildings or the expansion of buildings or outdoor use area.
Amenity ***O13*** The new use is operated in a manner that avoids noise emissions that unreasonably diminish the amenity of the area or surrounding uses. AND ***O14*** Advertising devices— d) are compatible with the scale, proportion, bulk and other characteristics of buildings, structures and landscaping; and e) are designed, sited and integrated so as not to contribute to the proliferation of visual clutter. AND	***S13.1*** Where the site adjoins land in a *residential zone*, the use does not operate outside of the hours of 7:00am to 6:00pm, Monday to Saturday; ***S14.1*** New or additional signage does not include: a) flagpoles attached to a building or structure, used for displaying a commercial banner or flag; b) a sign fitted or painted on a blind or sunhood; c) a sign capable of displaying a number of messages by electronic or mechanical means; d) a sign displayed on a surface by the projection of light; e) a sign painted on a roof; f) a sign affixed to or extending above a roof or parapet of a building or other structure and which is wholly or partially supported by the building or structure; or g) a 3-dimensional device erected or installed for the purpose of advertising AND ***S14.2*** The maximum *signface area* of any single sign does not exceed 4m^2 on any face;

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
	AND ***S14.3*** The maximum combined *signface area* of all signs on the premises is 10m^2.
O15 Waste storage areas, external storage areas and loading docks do not detract from the visual amenity of the streetscape or cause nuisance to adjoining properties.	***S15.1*** Waste storage areas, external storage areas and loading docks are visually screened by landscaping or fencing.
Car Parking ***O16*** Sufficient carparking is available to accommodate the number and type of vehicles likely to be generated by the uses on the site	***S16.1*** Off street carparking is provided at a rate of a) 1 space per 50m^2 of *use area* for the first 500m^2 and b) 1 space per 100m^2 of *use area* in excess of 500m^2.

Table 14-7 Estate Sales Offices

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solution (if *code assessment*)
14.15 Effects of use	
Amenity ***O17*** The development does not adversely impact on existing or future amenity of the area	***S17.1*** Advertising devices— a) do not exceed a total display area of 3m^2; b) are only erected on the same lot on which the estate sales office is established; c) do not include the use of bunting. AND ***S17.2*** No more than 2 employees are engaged in the operation of the estate sales office at any one time. AND ***S17.3*** The estate sales office is not used between the hours of 6:00pm and 8:00am. AND ***S17.4*** The estate sales office will cease operations within 2 years of commencement of the use and if it involves a temporary building, the building will be removed within 30 days of the cessation of operations. AND ***S17.5*** A minimum of 4 onsite carparking spaces are provided for the use of staff and customers of the estate sales office.

Table 14-8 For all Business Uses

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.16 Effects of use	
Electricity infrastructure ***O18*** The development does not adversely impact on existing or future electricity supply infrastructure; AND ***O19*** All uses and works maintain an adequate safe distance from electrical infrastructure including substations, overhead powerlines, power poles and transformers.	***S18.1*** No solution provided ***S19.1*** Development for uses adjacent to or within 50m of an existing electricity substation incorporates noise attenuation measures to mitigate noise impacts; AND ***S19.2*** *Buildings* and *structures* (including swimming pools, sheds, tennis courts and outbuildings) are not constructed under overhead electricity transmission lines, or within electricity easements.
Noise ***O20*** Development is designed and sited to avoid noise emissions that unreasonably diminish the amenity of the area or surrounding uses.	No solution provided
Mechanical plant and equipment and storage areas ***O21*** Mechanical plant and equipment (including air conditioning equipment) and storage areas are designed and located to— a) avoid adverse visual impacts when viewed from the street and adjoining properties; and b) visually integrate with the building design.	***S21.1*** Mechanical plant and equipment are— a) located more than 2m from any property boundary; b) where located at ground level, screened by fencing 1.5m in height or dense *vegetation* of at least 1.5m in width incorporating grouped trees and shrubs with maximum separation distance of 1m measured from the centre of the tree or scrub; and c) are visually integrated into the line and plane of the *building* and roof design and do not project beyond the height or width of the *building* when viewed from the street and adjoining properties; AND ***S21.2*** For **Industrial business** and **Retail business Type 3**, materials stored outside of a *building* do not exceed 4m in height or half the height of the on-site *buildings* whichever is the greater.
Safety and security ***O22*** All property boundaries are clearly identifiable with public and private spaces clearly defined.	***S22.1*** Boundaries are identified by such means as— a) fencing; or b) changes in surface materials or levels; or c) landscape treatments; AND

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	S22.2 Loading and storage areas are well lit or can be locked after hours.
O23 All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.	***S23.1*** All premises are identified by the provision of the street number in a prominent location, preferably near the site entry, (i.e. on the kerb or letterbox or by signage on the building or site).
O24 All building entries are designed to be obvious and easily identifiable.	***S24.1*** The number of entrances and exits are limited and main building entrances/exits are located at the front of the site, in view of the street. Where this is not possible, due to site or existing building constraints, a well defined path is provided to the entrance/exit; AND ***S24.2*** All entrances/exits to buildings, are well lit and signed, and signage includes hours of operation; AND ***S24.3*** Entrances/exits are located to provide a direct link to driveways and carparking areas; AND ***S24.4*** Recessed doorways are avoided where the recess is of sufficient size to conceal a person. Where recessed doorways are unavoidable, measures are used to enhance safety, as follows— a) good lighting installed; b) strategically placed mirrors installed; c) angled approaches provided; **or** d) gates which restrict access provided.
O25 Uses are arranged within buildings and on sites to enable external areas to be monitored.	***S25.1*** Windows and main entrances are positioned to allow for casual surveillance.
O26 Communal open space, including congregation and seating areas, is located where it can be monitored.	***S26.1*** Communal open spaces, including congregation and seating areas are situated where they are in the line of sight of windows, doors and/or *balconies* of buildings, or can be seen from a street or other public space.
O27 Buildings and structures are designed to minimise opportunities for vandalism.	***S27.1*** Buildings or structures that are visible from a public street or laneway— a) avoid the use of solid fences and blank walls which attract graffiti. Where solid blank surfaces are unavoidable, measures in the form of landscaping, creepers, murals, vandal resistant paint, etc are used; b) use toughened glass, security screens and other measures (but not including security shutters that obscure the view of shopfronts) are used in windows which are provided at ground level, to deter break

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	and enters; and c) use hardy vandal proof materials and anti-graffiti paint are used in the construction of buildings.
O28 Lighting of appropriate intensities is provided to maximise safety.	***S28.1*** Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code, unless otherwise specified in this Code; AND ***S28.2*** External lighting of a graduated intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a higher level at the entrance to buildings or at the centre of the site; AND ***S28.3*** Lighting is directed onto the site and away from neighbouring properties; AND ***S28.4*** Vandal-resistant lighting is used in public and publicly accessible areas.
O29 Public toilets are designed and constructed to— a) ensure the safety of all people using them; and b) take advantage of informal surveillance from adjoining uses and activities, discouraging non-legitimate uses.	***S29.1*** Public toilets are located in high traffic areas; AND ***S29.2*** Features that may legitimise loitering, such as seating or public telephones are not located within 20m of toilet entrances; AND ***S29.3*** Entrances to public toilets are visible from the street, footpath and other activity areas on the site or adjoining sites.
O30 Premises have accessibility to public transport.	***S30.1*** Safe and convenient pathway access is provided from the site to link to existing pathway networks that services public transport facilities; OR ***S30.2*** Direct pathway access is provided to the public transport facility if the facility is contained on site or within 50m from the property boundary.
O31 **Business Uses** are designed and constructed to encourage users of the development to access the site by means of foot or bicycle through provision of appropriate end-of-trip facilities including bicycle parking and shower/change rooms.	***S31.1*** Safe and convenient cycle access to and from the site from the existing road and bicycle network, and safe pathway movement within the site is provided; AND ***S31.2*** Secure and convenient parking space for bicycles is provided on site in accordance with *AS2890.3 Bicycle Parking Facilities* and Figure 14-1 Minimum Requirements for Bicycle Parking; AND ***S31.3*** Where at least 5 bicycle parking spaces are required in accordance with Figure 14-1 Minimum Requirements for Bicycle Parking, end-of-trip cycle facilities are provided at the

<table>
<tr><th>column 1
Specific Outcomes</th><th>column 2
Probable solutions (if code assessment)</th></tr>
<tr><td></td><td>following rate:
a) 1 locker per 2 bicycle parking spaces; and
b) 1 shower cubicle with ancillary change rooms per 10 bicycle spaces or part thereof;
AND
S31.4 Bicycle parking spaces and cyclist facilities are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles, Section 10;
AND
S31.5 On-site pedestrian facilities such as seating and shade structures are provided in developments for the convenience of persons walking to the site.

Figure 14-1 Minimum Requirements for Bicycle Parking
<table>
<tr><th>Use</th><th>Minimum bicycle parking</th></tr>
<tr><td>Commercial Business</td><td>1 bicycle parking space per 50m^2 or part thereof of gross floor area.</td></tr>
<tr><td>Entertainment & Dining Business</td><td>1 bicycle parking space per 50m^2 or part thereof of gross floor area.</td></tr>
<tr><td>Industrial Business Type 2</td><td>1 bicycle parking space per 100m^2 or part thereof of gross floor area.</td></tr>
<tr><td>Retail Business Type 1 (if not a roadside stall)</td><td>1 bicycle parking space per 50m^2 or part thereof of gross floor area.</td></tr>
<tr><td>Retail Business Type 2</td><td>1 bicycle parking space per 100m^2 or part thereof of gross floor area.</td></tr>
<tr><td>Retail Business Type 3</td><td>1 bicycle parking space per 100m^2 or part thereof of gross floor area.</td></tr>
<tr><td>Retail Business Type 6</td><td>1 bicycle parking space per 100m^2 or part thereof of gross floor area.</td></tr>
<tr><td>Retail Business Type 7</td><td>1 bicycle parking space per 100m^2 or part thereof of gross floor area.</td></tr>
</table>
</td></tr>
<tr><td>Site facilities
O32 Waste storage areas, external storage areas and loading docks do not detract from the visual amenity of the streetscape or cause nuisance to adjoining properties.</td><td>32.1 Waste storage areas, external storage areas and loading docks are situated to the rear of the building or under the ground;
OR
S32.2 With the exception of the access way, waste storage areas, external storage areas and loading docks are visually screened by landscaping or fencing.</td></tr>
<tr><td>Environment & heritage values
O33 There are no significant adverse effects on the biodiversity, natural vegetation, native wildlife, habitats, landscape quality, water quality or heritage values, including those related to—</td><td>No solution provided

Editor's note:</td></tr>
</table>

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
a) changes to natural drainage; b) disturbance to any of the *wetland* systems; c) management of landslide and fire risk; d) erosion and the transport of sediments off-site; e) unmanaged public access; f) effluent disposal[4]; g) changes to fauna habitat and behaviour; and h) disturbance of buildings and features, including natural features, of heritage significance.	*PSP24 – Effluent Disposal details requirements for the design and siting of effluent disposal systems where located outside a sewerage service area. Compliance with PSP24 will be considered as part of Council's assessment of the plumbing and drainage application.*

Table 14-9 Commercial Business Type 3 Veterinary

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.17 Effects of use	
Noise and visual amenity ***O34*** Veterinary Clinics and Veterinary Hospitals are designed and operated in a manner which ensures that the visual and acoustic amenity of adjoining sensitive land uses are not adversely affected.	***S34.1*** Animal holding areas are well insulated or buffered from adjacent uses to reduce noise levels; and ***S34.2*** The treatment of animals is undertaken in a fully enclosed building that has sound reduction measures incorporated into the design.

Table 14-10 Entertainment & Dining Business or Retail Business Types 1 or 2

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.18 Effects of use	
Noise and visual amenity ***O35*** *Uses* maintain a satisfactory level of acoustic and visual amenity for surrounding *uses*.	***S35.1*** For uses involving outdoor courts including tennis courts, half courts and netball courts—the use complies with the requirements in Section 2 of *PSP*8 Tennis and other Courts.
Outdoor dining areas ***O36*** *Outdoor dining areas* are designed and located so that— a) structures are aesthetically pleasing and in keeping with the existing character of the area, including the architecture of the associated building; b) outdoor dining adds to the landscaped streetscape without increasing perceived building bulk; c) temporary walls or roofs are stored when not in use and secured at all times; d) adequate air movement is available; and	***S36.1*** Walls to *outdoor dining areas* are— a) if facing a roadway or other public area, transparent; b) not made of flexible, roll-up or drop plastic sheeting; c) separated from the floor and any roof by a minimum vertical gap of 500mm; and d) if detachable or collapsible, are only used during inclement weather; AND ***S36.2*** Roof, walls or other structures do not

[4] Council may request additional information on the proposed method of effluent disposal to ensure the nature of the development is compatible with environmental values. Refer to *PSP*1 – Information Council May Request.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
e) structures do not impede the movement of pedestrians or vehicles; AND	extend beyond the boundaries of the premises; AND ***S36.3*** The *outdoor dining area* complies with Planning Scheme Policy *PSP*14 Outdoor Dining.
O37 Adequate clearways and head clearance are provided to allow safe movement of users of the premises.	***S37.1*** Roof structures over *outdoor dining areas* have a minimum clearance height of 2.1m.

Table 14-11 Home-Based Business Types 1, 2 or 3

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.19 Type 1 Limited visibility & no employees	
Extent of use and residential amenity ***O38*** The **Home-based business** is limited in size and scale so that— a) the amenity of the adjoining and nearby premises is protected; b) the **Home-based business** remains *ancillary* to the residential use of the *dwelling unit*; and c) evidence of the business use is minimal.	***S38.1*** Not more than 25m^2 or 10% of the total *gross floor area* (whichever is the lesser) of the *dwelling unit* is used for the business (excluding parking areas); AND ***S38.2*** A maximum of 3 persons are onsite for business purposes at any one time (e.g. resident operator(s) and client(s).
Visual amenity ***O39*** The activities conducted on the premises are appropriate to the residential location.	***S39.1*** There is no public display or offering for retail sale of goods on the premises or on the roadside, except in the Rural Zone, where the area used for the sale of goods made on the *site* does not exceed 5m^2; AND ***S39.2*** No vehicle servicing is conducted from the *site*.
Traffic and parking ***O40*** Traffic impacts are no greater than that which might be expected in a residential location.	***S40.1*** A minimum of 3 carparking spaces are provided onsite to service both residents and clients of the home-based business (Visitor parking spaces may be in tandem with garages or carports); AND ***S40.2*** Commercial deliveries or collections are limited to a vehicle no bigger than a courier van and no more than 2 deliveries or collections per day; AND ***S40.3*** Where the site gains access from part of the *Major Road Network*, vehicle manoeuvring areas are provided in accordance with Section 3 of *AS 2890.1 Parking Facilities (Part 1: Off-street Carparking)* so vehicles enter and leave the *site* in a forward gear.
Services and utilities	

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
O41 The **Home-based business** does not impact on the capacity of infrastructure services and utilities.	No solution provided
Hours of operation ***O42*** The hours of operation do not cause *environmental nuisance* to neighbouring residents.	***S42.1*** The business does not operate outside the hours of 8.00am to 6.00pm, Monday to Saturday excluding public holidays[5].
Signage ***O43*** Signage is unobtrusive and in keeping with the amenity of the neighbourhood.	***S43.1*** Not more than one sign is erected on the premises and the sign is a *fence sign*, *wall sign* or *freestanding sign*[6] — a) with a *signface area*[3] not exceeding 750mm by 400mm or 0.3m^2 ; b) with a maximum height of 2m; c) displaying only the name, occupier, occupation and contact details; and d) is not illuminated or in motion.
14.20 Type 2 Evident	
Extent of use and residential amenity ***O44*** The **Home-based business** operates such that the level of impact of the business is minor having regard to the amenity of the area; AND	***S44.1*** If— a) a **Detached house** in a *town* or *village*, the business is carried out in or below the house or any associated *building* or *structure*; or b) a **Detached house** in any other area, the business is carried out in or below the house, in any associated *building* or *structure* or elsewhere on the lot, providing it is not within 6m of the property boundary; or c) any other *dwelling unit*, the business is carried out from within the *dwelling unit*; AND
O45 The **Home-based business** remains *ancillary* to the residential use of the *dwelling unit*; AND	***S45.1*** In *towns* and *villages*— a maximum of 50m^2 is used for the business (excluding parking) [7]; OR ***S45.2*** In other areas—a maximum of 300m^2 is used for the business (excluding parking)[8]; AND ***S45.3*** A maximum of 4 persons are onsite for business purposes at any one time and not more than 2 of the 4 are employees; OR

[5] Components of the business that are not visually or audibly evident outside of the home may operate outside these hours but not elements that may affect neighbours such as the attendance of employees or clients or commercial deliveries.
[6] *Fence sign, wall sign, freestanding sign* and *signface area* are defined in the Advertising Devices Code (Part 14, Division 9).
[7] Under the *Building Act 1975*, home-based businesses which use more than 10% of the gross floor area of the building will require an approval for building works permit to change the classification of the building
[8] Under the *Building Act 1975*, home-based businesses which use more than 10% of the gross floor area of the building will require an approval for building works permit to change the classification of the building

column 1 Specific Outcomes	column 2 Acceptable solutions (if ***accepted development subject to requirements***) Probable solutions (if ***code assessment***)
O46 Evidence of the business use is minimal.	***S45.4*** Where the business involves classes of more than 4 people, no more than 4 classes are held per a week with no more than 10 people in a class. ***S46.1*** No solution provided
Visual amenity ***O47*** The activities conducted on the premises are appropriate to the residential location.	***S47.1*** Only goods which are manufactured on the *site* are offered for sale by the business; AND ***S47.2*** Vehicle servicing is not conducted on the *site*.
Traffic and parking ***O48*** Safe vehicular access is provided to and from the site without adversely impacting on the safety of the road network; AND ***O49*** Adequate off-street vehicle parking is provided for the users of the operation without causing adverse impact to the residents of adjoining properties.	***S48.1*** The business is directly accessible from a sealed road or a good standard gravelled road; AND ***S48.2*** Driveways do not exceed a gradient of 1 in 4 (25%). AND ***S48.3*** Commercial deliveries or collections, are limited to a vehicle no bigger than a courier van and no more than 2 deliveries or collections per day; AND ***S48.4*** Where the site gains access from part of the *Major Road Network*, vehicle manoeuvring areas are provided in accordance with Section 3 of *AS 2890.1 Parking Facilities (Part 1: Off-street Carparking)* so vehicles enter and leave the *site* in a forward gear. ***S49.1*** A minimum of 4 carparking spaces are provided on the *site* of the business (Visitor parking spaces may be in tandem with garages or carports)
Services and utilities ***O50*** The **Home-based business** does not impact on the capacity of infrastructure services and utilities.	***S50.1*** No greater load is imposed on any public utility than would be reasonably expected from the residential use of the **Detached house**.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Hours of operation ***O51*** The hours of operation do not cause *environmental nuisance* to neighbouring residents.	***S51.1*** The business does not operate outside the hours of 8.00am to 6.00pm, Monday to Saturday excluding public holidays[9].
Signage ***O52*** Signage is unobtrusive and in keeping with the amenity of the neighbourhood.	***S52.1*** Not more than one sign is erected on the premises and the sign— a) is a *fence sign*, *wall sign* or *freestanding sign* with a *signface area*[10] not exceeding 750mm by 400mm or 0.3m^2 ; b) displays only the name, occupier, occupation and contact details; and c) is not illuminated or in motion.
14.21 Type 3 Significant scale	
Extent of use and residential amenity ***O53*** The **Home-based business** does not interfere with the amenity of the neighbourhood from the operation of machinery or electrical equipment or from light, noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference, traffic generation or otherwise[11]; AND	***S53.1*** The business is located— a) in the Rural Zone or Rural Settlement zone; or b) on a lot of more than 2000m^2 in *urban settlements*. ***S53.2*** Noise from the business is not audible beyond the site boundaries; AND ***S53.3*** All noise emitting plant and equipment associated with the business is enclosed or located at least 200m from adjoining houses; AND
O54 The scale and nature of the business is relative to the lot size and does not dominate or conflict with the area in which it is situated; AND	***S54.1*** A maximum of 300m^2 of the *site* is used for business purposes.
O55 The business remains ancillary to the residential use of the site	***S55.1*** No more than 6 persons associated with the business are present on the premise at any one time (this includes any residents living on the premises and directly associated with the business); AND ***S55.2*** Only goods which are manufactured on the *site* are offered for sale by the business.

[9] Components of the business that are not visually or audibly evident outside of the home may operate outside these hours but not elements that may affect neighbours such as the attendance of employees or clients or commercial deliveries.
[10] Fence sign, wall sign, freestanding sign and signface area are defined in the Advertising Devices Code (Part 14, Division 9).
[11] Council may request additional information on the likely impacts of the business to ensure it is compatible with the amenity of its surroundings. Refer to *PSP*1–Information Council May Request.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Visual impact ***O56*** The use conducted on the site is not visually intrusive.	***S56.1*** Any vehicle, stored equipment or materials associated with the use are located within a *building* or screened from view from all public places and adjoining properties by fencing or dense landscaping.
Environmental risk ***O57*** The risk to occupiers, employees and neighbouring residents and the environment from the storage and use of chemicals and hazardous substances is minimised.	***S57.1*** Quantities of chemicals, gases or other hazardous materials do not exceed the limits normally associated with a residential activity; AND ***S57.2*** Storage of flammable and combustible liquids complies with the storage provisions in Section 2 of Australian Standards AS1940 - *The Storage and Handling of Flammable and Combustible Liquids*.
Traffic and parking ***O58*** Safe vehicular access is provided to and from the site without adversely impacting on the safety of the road network. ***O59*** Adequate off-street vehicle parking is provided for the users of the operation without causing adverse impact to the residents of adjoining properties.	***S58.1*** The business is directly accessible from a sealed road or a good standard gravelled road; AND ***S58.2*** Driveways do not exceed a gradient of 1 in 4 (25%). AND ***S58.3*** Commercial deliveries or collections are limited to 2 per day; AND ***S58.4*** Loading and unloading activity is undertaken entirely within the *site*; AND ***S58.5*** Where the site gains access from part of the *Major Road Network*, vehicle manoeuvring areas are provided in accordance with Section 3 of *AS 2890.1 Parking Facilities (Part 1: Off-street Carparking)* so vehicles enter and leave the *site* in a forward gear. ***S59.1*** A minimum of 4 carparking spaces are provided on the *site* of the business;
Hours of operation ***O60*** The hours of operation do not cause *environmental nuisance* to neighbouring residents.	***S60.1*** The business does not operate outside the hours of 8.00am to 6.00pm, Monday to Saturday excluding public holidays.
Signage ***O61*** Signage is unobtrusive and in keeping with the amenity of the neighbourhood.	***S61.1*** Not more than one sign is erected on the premises and the sign— a) is a *fence sign*, *wall sign* or

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
	freestanding sign with a *signface area*[12] not exceeding 750mm by 400mm or 0.3m^2 ; b) displays only the name, occupier, occupation and contact details; and c) is not illuminated or in motion.

Table 14-12 Retail - Type 1 Local (specifically a general store in a *residential zone*)

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.22 Effects of use	
O62 The shop— a) is not located close to existing shops selling similar products; b) is limited in scale and primarily serves residents of the immediate area surrounding the *site*; c) is designed and located to ensure that it is compatible with the surrounding neighbourhood; d) provides a buffer area to site boundaries; and e) does not have an adverse effect on the safety and functioning of the *major road network*.	***S62.1*** The *site* to be used for a shop— a) is more than 1km radial distance from any existing shop, any site with a current approval for a shop, or land included in the Business Centre or Neighbourhood Centre Zones; and b) has an area of at least 600m^2; AND ***S62.2*** The shop is used for the retail sale of convenience goods only; AND ***S62.3*** The *gross floor area* of the shop does not exceed 100m^2; AND ***S62.4*** *Site cover* does not exceed— a) 30% where a stand alone use; or b) 50% where the development is combined with a **Detached house** on the same site; AND ***S62.5*** The building and associated carparking areas are set back at least 6m from the front boundary and 2m from the side and rear boundaries of the *site*; AND ***S62.6*** Where adjacent *dwelling units* have *pitched roofs*, the subject *building* also has a *pitched roof*; AND ***S62.7*** No more than 3 persons are engaged at any one time in the operation of the use; AND ***S62.8*** The shop is on a— a) corner *site*; or b) site adjoining *public open space*; AND ***S62.9*** The shop is not on a road identified as part of the *major road network.*

[12] Fence sign, wall sign, freestanding sign and signface area are defined in the Advertising Devices Code (Part 14, Division 9).

Table 14-13 Retail Type 1 Local (specifically a *roadside stall* in the Rural or Rural Settlement Zones)

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.23 Effects of use	
O63 The stall is limited in scale appropriate to a rural setting and provides only for the sale of locally grown and manufactured goods; AND	***S63.1*** Produce for sale at the roadside stall is limited to that which is grown or produced on the site or in the surrounding area. ***S63.2*** The roadside stall does not involve the sale of manufactured goods other than where manufactured on the site.
O64 The stall does not have an adverse effect on the safety and functioning of the *major road network*. ***Editor's note****:* *State-controlled Roads* *For Roadside Stalls on a State-controlled road, contact the Department of Transport and Main Roads for further information about obtaining a 'Road Corridor Permit' under the Transport Infrastructure Act 1994.*	***S64.1*** The stall is not located on a property adjoining the Bruce Highway; AND ***S64.2*** The roadside stall is located on a site with sufficient area to park 3 cars clear of the road reserve and within 20 metres of the roadside stall; AND ***S64.3*** Safe sight distances are provided for vehicular crossovers in accordance with Council's Standard Drawing for rural driveways[13]. ***S65.1*** Not more than 1 sign is erected on the premises and the sign:- (a) has a maximum *signface area* of 0.5m^2 per side; and (b) is not illuminated or in motion
O65 Signage associated with the roadside stall is small, unobtrusive and appropriate to a rural location.	

Table 14-14 Industrial Business

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.24 Effects of use	
O66 **Industrial business** is conducted in an ecologically responsible manner, operating without deleterious impacts on immediate, surrounding or downstream environments and ecological processes, including avoiding the release of pollutants that would adversely affect the quality of the land, air or water.	No solution provided
O67 Where adjoining an existing residential use or a community use or land included in a	No solution provided

[13] Council's Standard drawing for Rural Driveways in available upon request or through Council's website.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
residential zone any emissions of odour, dust, air pollutants, noise, light or vibration does not spread beyond the site boundaries.	
Site suitability ***O68*** **Industrial business** uses are established on land that has *access* to an appropriate range of infrastructure services and utilities; AND ***O69*** Industrial activity is established on *sites* 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.	***S68.1*** The *site* is connected to reticulated water supply, sewerage, stormwater and electricity. ***S69.1*** The *site* is a minimum of 1,000m^2.
Visual amenity ***O70*** The façades of industrial buildings do not present unbroken and continuous blank walls; AND ***O71*** The building design addresses the street; AND ***O72*** The minimum boundary setbacks are landscaped, with no garbage bins, outdoor storage areas and the like located within the boundary setback areas.	***S70.1*** Where the length of any façade facing a street or residential property exceeds 30m, the design presents a stepped building line and uses varying colours and materials to break the building bulk. ***S71.1*** The main entry to the building faces the street or customer carparking area. ***S72.1*** No solution provided
Site security ***O73*** Suitable day and night safety and security measures are provided to **Industrial businesses** to protect people and property; AND ***O74*** Security fencing does not have a significant adverse impact upon the appearance of the local streetscape.	***S73.1*** A security fence no less than 1.8m in height encloses the rear and side boundaries of the *site* and prevents unauthorised *access* to all outdoor parts of the site used for the **Industrial business** use; AND ***S73.2*** Any proposed office or public space is sited and orientated towards the principal *frontage* of the site; ***S74.1*** Fencing on any *frontage* is setback an average of 2m provided that no part of the fencing is within 1m of the property boundary; AND ***S74.2*** Landscaping is provided between the fence and the *frontage* without inhibiting sight lines to the building entrance or carparking.
Storage ***O75*** The storage of materials on-site does not cause a public health hazard or *environmental nuisance*.	No solution provided
Retail components ***O76*** Retail sales are *ancillary* to the **Industrial business** use.	***S76.1*** Only goods resulting from the **Industrial business** are sold on site; AND ***S76.2*** The proportion of *use area* used for retail sales and display of goods for sale does not exceed 20%.

Table14-15 Service Station

Column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.25 Effects of use	
Siting ***O77*** Service stations are located only where they are compatible with the existing and proposed amenity and development of a neighbourhood and where they are appropriate given the existing or likely future traffic movements in the area.	***S77.1*** The service station is located in a *Commercial zone*, on a site fronting part of the *major road network*; OR ***S77.2*** The service station is co-located with, or adjoining, shopping facilities or established business development.
O78 Service stations are sited and designed for maximum surveillance from adjacent streets and other activities	***S78.1*** Publicly accessible parts of the service station including the point of sale and the entrance to any external toilets are well lit and clearly visible from areas of activity within the site (such as petrol pumps) as well as from adjacent uses and the street.
O79 The *site* is large enough to accommodate the service station and associated carparking, accessways and landscaping.	***S79.1*** The *site* has— a) an area of a least 1,500m^2; b) a *frontage* of at least 40m; and c) where a corner site, a frontage of at least 30m to each road to which the site has frontage.
Neighbouring amenity ***O80*** Service stations ensure the amenity of neighbouring residential areas is protected.	***S80.1*** Where located within 150m of a residential use or land included in a *residential zone*— a) *buildings* are constructed of non-reflective material, including concrete, brick or timber; and b) a *landscaped area* , a minimum of 2m, is provided along the property boundary to any road; AND ***S80.2*** Where the *site* adjoins a **Residential Use** or land included in a *residential zone*— a) a 2m high solid screen fence is provided along the common boundaries; and b) hours of operation are limited to between 7.00 am and 10.00 pm.
Site layout & design ***O81*** Buildings, structures, driveways, tanks and fuel bowsers are sited to— a) ensure the safe and efficient use of the site; b) maintain visual amenity and streetscape character; c) provide adequate separation to adjoining land uses; and d) not cause an *environmental nuisance* to neighbouring properties.	***S81.1*** Fuel pumps are not less than 8m from any *frontage*; AND ***S81.2*** Inlets to bulk fuel storage tanks are located so tankers stand wholly within the site and on level ground while discharging fuel into tanks.
O82 Customer air and water facilities, and any automatic mechanical car washing facilities are located such that— a) vehicles using or waiting to use such facilities	***S82.1*** Customer air and water facilities, and any car washing facilities are setback 5m from any residential property boundary.

Column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
are standing wholly within the *site*; and b) an adequate *buffer area* can be provided to any adjoining **Residential Use**.	
O83 The layout and design of the service station ensures that on site operations do not cause any *environmental nuisance* or *harm* or result in the release of untreated pollutants.	***S83.1*** Sealed impervious surfaces are provided where potential spills of contaminants may occur; AND ***S83.2*** Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
General retail component ***O84*** The associated sale of goods, including foodstuffs, is *ancillary* to the service station use.	***S84.1*** The *gross floor area* used for the associated retail sale of goods is limited to 15% of the *gross floor area*.
Traffic & Access ***O85*** The layout of the *site facilities* and vehicular accesses result in unrestricted vehicle *access* to and egress from the site.	***S85.1*** Where the site is situated at the intersection of two roads, separate entrances and exits are provided to one or more of the adjoining roads.
O86 The use of land for a service station— a) does not impair traffic flow or road safety; b) facilitates safe and convenient movement to and from the site through the design and arrangement of vehicular crossovers; and c) provides adequate, safe and functional on-site parking and manoeuvring areas	***S86.1*** Any vehicular crossing over a footpath is— a) not less than 8m in width; b) located so the crossing is not less than 14m from any other vehicular crossing on the same *site*; and c) not less than 12m from any road intersection.

Table 14-16 Industrial Business Type 3 Extractive

Column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.26 Effects of Use	
Buffers, Separation and Amenity ***O87*** The extractive industry is adequately separated from sensitive uses to minimise potential for nuisance or complaint. ***O88*** The design, operation and staging of the extractive industry promotes the efficient utilisation of the resource. ***O89*** The design, operation and staging of the extractive industry mitigates vibration, noise, dust, lighting and other impacts on the surrounding area. ***O90*** The design, operation and staging of the extractive industry reduces impacts on natural environmental values to the greatest extent reasonably practicable and where impacts cannot be avoided the loss or decrease in values is minimised or offset. ***O91*** The design, operation and staging of extractive industry optimises potential alternative land uses after the cessation of extractive activities. ***O92*** The design, operation and staging of the extractive industry has regard to the desired visual character of the locality.	No Solution Provided

Column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Management of Operations ***O93*** On-site drainage is designed, constructed and maintained to: a) minimise erosion; b) avoid pollution of groundwater and surface water; c) provide opportunities to conserve and reuse water on the site; and d) prevent additional flooding or inundation. ***O94*** Noise, vibration and dust emissions from the development are managed to acceptable levels. ***O95*** Operations minimise lighting impacts on roads and other properties ***O96*** Public access to the site is managed appropriately ***O97*** Development is designed in a manner which will not compromise the stability, safety or operation of infrastructure. ***O98*** Development is designed and managed to minimise the risk and impact of any accidental spills and / or releases of chemicals and other materials that may contaminate soil, stormwater, groundwater and/or air.	No Solution Provided
Landscaping ***O99*** Landscaping complements biodiversity values of the adjoining area.	No Solution Provided
Hours of Operation ***O100*** Extractive industry activities occurs at times that will not result in disturbance at surrounding uses.	No solution provided
Traffic and Transport ***O101*** The transportation of materials is undertaken in a way which: a) maintains the safety and efficiency of the roads comprising the transport route; and b) minimises amenity impacts on premises within the transport routes separation area.	

Column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Rehabilitation ***O102*** Rehabilitation of the site, over the life of the project and on its completion: a) provides for progressive/ staged rehabilitation works; b) includes appropriate clean-up works (taking particular account of areas of possible soil or water contamination); c) results in a stable final landform; d) provide suitable drainage and hydraulic conditions; and e) achieves a suitable degree of revegetation consistent with potential post-extraction land uses. ***O103*** Rehabilitation allows for suitable use of any water storage created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation.	No solution provided
O104 Resource extraction activities in proximity to the Noosa River system only occur where— a) there is a clear demonstrated need; b) no feasible and prudent alternatives are available; and c) it can be demonstrated that the intrinsic natural values and resources of the river system can be managed and protected in an ecologically sustainable manner.	No solution provided
O105 **Industrial business Type 3 Extractive** uses are designed, located and operated to ensure— a) haulage routes associated with extractive resources— i are located on roads where the haulage route will minimise adverse impacts on residential and urban residential amenity; ii are located on roads which are of adequate construction and which may be upgraded as part of the utilisation of the extractive resource; and iii are adequately maintained as a part of the utilisation of the extractive resource; and b) the utilisation of any extractive resource does not result in adverse visual impacts from major roads; and c) the rehabilitation of extractive industry sites, prior to or in conjunction with land use changes on the site of the resources or within buffers to the resource.	No solution provided

Division 4—Community Uses Code

14.27 Community Uses Code

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

- compliance with the Community Uses Code (section 14.28);
- overall outcomes for the Community Uses Code (section 14.29);
- specific outcomes and probable solutions for the Community Uses Code (sections 14.30—14.34).

14.28 Compliance with the Community Uses Code

Development that is consistent with the specific outcomes in sections 14.30—14.34 complies with the Community Uses Code.

14.29 Overall outcomes for the Community Uses Code

14.29.1 The overall outcomes are the purpose of the Community Uses Code.

14.29.2 The overall outcomes sought for the Community Uses Code are the following—

a) Existing and future populations have access to an adequate level of community facilities and services;

b) Convenient, comfortable and safe **Community Uses** are provided for;

c) **Community Uses** are conveniently located for residents and contribute to community focal points, without placing unacceptable burdens on local amenity or infrastructure;

d) **Community Uses** recognise and protect Noosa's existing built character and natural environmental values;

e) **Community Uses** offer safe environments for users and operators;

f) **Community Uses** located in an urban zone are provided with appropriate connection to reticulated sewerage, water supply, stormwater drainage, electricity, and telecommunications services; and

g) **Community Uses** are energy and water efficient.

14.30 Specific outcomes and probable solutions for the Community Uses Code

The specific outcomes sought for the Community Uses Code are included in column 1 of Table 14-13 to 14-16 . Probable solutions for *code assessment* development are included in column 2 of Table 14-17 to 14-20.

Table 14-17 For all Community uses

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.31 Effects of use	
Electricity supply infrastructure ***O1*** The development does not adversely impact on existing or future electricity supply infrastructure; AND ***O2*** All uses and works maintain an adequate safe distance from electrical infrastructure including substations, overhead powerlines, power poles and transformers.	***S1.1*** No solution provided ***S2.1*** Development for uses adjacent to or within 50m of an existing electricity substation incorporates noise attenuation measures to mitigate noise impacts; AND ***S2.2*** *Buildings* and *structures* (including swimming pools, sheds, tennis courts and outbuildings) are not constructed under overhead electricity transmission lines, or within electricity easements; AND ***S2.3*** A minimum separation distance is maintained from the electricity transmission line to the closest boundary of *habitable buildings* and *child activity areas*, as follows— a) 20m for transmission lines up to 132kV; b) 30m for transmission lines between 133kV and 275kV; and c) 40m for transmission lines greater than 275kV.
Road network function ***O3*** The use does not have an adverse impact on the safety and efficiency of the road network[14]; AND ***O4*** The surrounding road system is capable of accommodating additional traffic generated by the proposal.	No solution provided
Noise and visual amenity ***O5*** The use does not have a significant adverse impact on the amenity enjoyed by users of adjoining or nearby premises; AND ***O6*** Development is designed and sited to avoid adverse noise impacts associated with neighbouring noise sources by— a) locating the use away from major noise sources such as busy roads or rail corridors; or b) applying appropriate noise attenuation measures into the development.	***S5.1*** If the use involves outdoor courts including tennis courts, half courts or netball courts—the use complies with the requirements in Section 2 of *PSP*8 Tennis and Other Courts. ***S6.1*** Noise sensitive Community Uses are not located adjacent to the *major road network*; OR ***S6.2*** Double glazed windows are used to mitigate noise; OR ***S6.3*** Solid concrete articulated fences are constructed on-site to attenuate noise; AND ***S6.4*** Where the site adjoins properties in a *residential zone*— a) any lit sports courts are located at least 60m from the external wall of an existing or

[14] *PSP* 1 details information Council may request including detailed traffic studies.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	approved residential dwelling on any separate property (as measured from the centre line of the court); and b) any external sports court is not used between the hours of 10:00pm and 6:30am the following day.
Artificial lighting ***O7*** The obtrusiveness of lighting is minimised without unduly limiting the use, enjoyment or safety of outdoor recreation facilities; AND ***O8*** Development does not include spill light which gives rise to annoyance, discomfort, distraction or a reduction in the ability to see essential information	***S7.1*** Lighting associated with the use is designed, installed, operated and maintained in accordance with Section 3 of *AS4282 "The Control of the Obtrusive Effects of Outdoor Lighting"*; AND ***S7.2*** If for **Sport and Recreation**— Development complies with Australian Standard AS2560 *Guide to Sports Lighting.* ***S8.1*** No solution provided
Safety and security ***O9*** All property boundaries are clearly identifiable and public and private spaces are clearly defined. ***O10*** All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel. ***O11*** All building entries are designed to be obvious and easily identifiable.	***S9.1*** Boundaries are identified by such means as: a) fencing; b) changes in surface materials or levels; and c) landscape treatments. ***S10.1*** All premises are identified by the provision of the street number in a prominent location, preferably near the site entry, (ie. on the kerb or letterbox or by signage on the building or site). ***S11.1*** The number of entrances and exits is limited and main building entrances/exits located at the front of the *site* are in view of the street. Where this is not possible, due to site or existing building constraints, a well defined path is provided to the entrance/exit; AND ***S11.2*** All entrances/exits to buildings are lit and signed and signage includes hours of operation; AND ***S11.3*** Entrances/exits are located to provide a direct link to driveways and carparking areas; AND ***S11.4*** Recessed doorways are avoided where the recess is of sufficient size to conceal a person. Where recessed doorways are unavoidable, measures are used to enhance safety as follows— a) good lighting is installed; b) strategically placed mirrors are installed; c) angled approaches are provided; and d) gates which restrict *access* are provided.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
O12 Uses are arranged within buildings and on sites to enable external areas to be monitored. ***O13*** Communal open space, including congregation and seating areas, is located where it can be monitored;	***S12.1*** Windows and main entrances are positioned to allow for casual surveillance. ***S13.1*** Communal open spaces, including congregation and seating areas, situated where they are in the line of sight of windows, doors and/or *balconies* of buildings, or can be seen from a street or other public space.
O14 Buildings and structures are designed to minimise opportunities for vandalism.	***S14.1*** Where buildings or structures are constructed in view of a public street or laneway— a) the use of solid fences and blank walls which attract graffiti is avoided. Where solid blank surfaces are unavoidable, landscaping, creepers, murals, vandal resistant paint, etc are used; b) toughened glass, security screens and other measures (not including opaque security shutters) are used in windows which are provided at ground level, to deter break and enters; c) hardy vandal proof materials and anti-graffiti paint are used in the construction of buildings, where appropriate.
O15 Lighting of appropriate intensities is provided to maximise safety.	***S15.1*** Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code, unless otherwise specified in this Code; AND ***S15.2*** External lighting of a graduated intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a greater intensity at the entrance to buildings, or at the centre of the site; AND ***S15.3*** Lighting is directed onto the site and away from neighbouring properties; AND ***S15.4*** Vandal-resistant lighting is used in public and publicly accessible areas.
O16 Public toilets are designed and constructed to: a) ensure the safety of all people using them; and b) take advantage of informal surveillance from adjoining uses and activities, discouraging non-legitimate uses.	***S16.1*** Features that may legitimise loitering, such as seating or public telephones are not located in proximity to toilet entrances; AND ***S16.2*** Public toilets are located in high traffic areas; AND ***S16.3*** Entrances to public toilets are visible from the street, footpath and other activity areas on the site or adjoining sites.

<table>
<tr><th>column 1
Specific Outcomes</th><th>column 2
Probable solutions (if code assessment)</th></tr>
<tr><td>Mechanical plant and equipment and storage areas
O17 Mechanical plant and equipment (including air conditioning equipment) and storage areas are designed and located to—
a) avoid adverse visual impacts when viewed from the street and adjoining properties; and
b) be visually integrated with the building design.</td><td>S17.1 Mechanical plant and equipment are—
a) located more than 2m from any property boundary;
b) where located at ground level, screened by fencing 1.5m in height or dense vegetation of at least 1.5m in width incorporating grouped trees and shrubs with maximum separation distance of 1m measured from the centre of the tree or scrub; and
c) visually integrated into the line and plane of the building and roof design and do not project beyond the height or width of the building when viewed from the street and adjoining properties.</td></tr>
<tr><td>Transport and access
O18 Premises have accessibility to public transport and cycling and walking is promoted.</td><td>S18.1 Safe and convenient pathway access is provided from the site to link to existing pathway networks that services public transport facilities;
OR
S18.2 Direct pathway access is provided to the public transport facility if the facility is contained on site or within 50m from the property boundary.</td></tr>
<tr><td>O19 Community Uses are designed and constructed to encourage users of the development to access the site by means of foot or bicycle through provision of appropriate end-of-trip facilities including bicycle parking and shower/change rooms

Figure 14-2 Minimum Bicycle Parking Requirements
<table><tr><th>Use</th><th>Minimum bicycle parking</th></tr><tr><td>Education Types 2, 3 or 4</td><td>1 bicycle parking space per 30m^2 or part thereof of gross floor area.</td></tr><tr><td>Open Space Type 1</td><td>1 bicycle parking space per 200m^2 or part thereof of site area</td></tr><tr><td>Wellbeing Types 1, 2 or 3</td><td>1 bicycle parking space per 30m^2 or part thereof of gross floor area.</td></tr></table></td><td>S19.1 Safe and convenient cycle access to and from the site from the existing road and bicycle network, and safe pathway movement within the site is provided;
AND
S19.2 Secure and convenient parking space for bicycles is provided on site in accordance Figure 14-2 Minimum Bicycle Parking Requirements and AS2890.3 Bicycle Parking Facilities;
AND
S19.3 Where at least 5 bicycle parking spaces are required in accordance with Figure 14-2 Minimum Bicycle Parking Requirements, end-of-trip cycle facilities are provided at the following rate:
a) 1 locker per 2 bicycle parking spaces; and
b) 1 shower cubicle with ancillary change rooms per 10 bicycle spaces or part thereof;
AND
S19.4 Bicycle parking spaces and cyclist facilities are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles, Section 10;
AND
S19.5 On-site pedestrian facilities such as seating and shade structures are provided in developments for the convenience of persons walking to the site.</td></tr>
</table>

Table 14-18 – Education Type 1 – Childcare

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.32 Effects of use	
Site suitability ***O20*** The childcare use is highly accessible to its users; AND ***O21*** The childcare centre is located in close proximity to Neighbourhood Centres, Business Centres and Community Services Zones; OR ***O22*** The childcare centre is located in close proximity to entrances to residential neighbourhoods.	No solution provided
O23 The *site* is capable of accommodating a well designed and integrated facility incorporating buildings and structures, vehicle access, parking and manoeuvring, landscaping and other *buffer elements*.	***S23.1*** Site area is— a) a minimum of 1,500m^2 for between 25-50 children; or b) a minimum of 2,000m^2 for more than 50 children.
Amenity ***O24*** Adjoining **Residential Uses** are protected from potential noise nuisance caused by the childcare uses.	***S24.1*** A screen fence of a minimum of 1.8m in height is erected on all side and rear boundaries adjoining any land in a *residential zone*.

Table 14-19 – Open Space Type 2 – Camp ground

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.33 Effects of use	
Site suitability ***O25*** **Camp grounds** are located on premises that are large enough to accommodate the use without causing impact on other uses of the subject site or adjacent sites and provide for adequate separation from neighbouring **Residential Uses**.	***S25.1*** The minimum site area for a **Camp ground** is a) in the Rural Zone─10ha; b) in all other zones─1ha AND ***S25.2*** Camp sites and associated amenities are located at least 50m from any *dwelling unit* on the subject or adjacent properties. AND ***S25.3*** Parked recreational vehicles are visually screened from any *dwelling unit* on adjoining properties.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Water Quality Management ***O26*** Camp grounds are located, designed and managed in a manner to have no impact on the quality of drinking water catchments of Lake Macdonald, Mary River or Cedar Pocket Dam.	***S26.1*** For self-assessment, campgrounds, including *self-contained RV Overnight areas* are not located within the Water Supply Catchment shown on Overlay Maps OM1.5, OM3.5 or OM5.5. AND ***S26.2*** Campsites and associated facilities are at least 400m from the upper flood margin of Lake Macdonald[15], 100m from the surveyed bank of a permanent watercourse and 50m from the bank of an intermittent water course where located in a water supply buffer area.
Vehicular access and circulation ***O27*** Vehicular access and parking does not adversely impact on the safety, capacity and operation of the road network or pedestrian environment.	***S27.1*** All camping or overnight parking of recreation vehicles occurs on site and not within the road reserve; AND ***S27.2*** Adequate parking and vehicular manoeuvring area is provided on site so all vehicles enter and leave the site in a forward gear.
Density ***O28*** Outside of *urban settlements* the scale and density of the camp ground is appropriate to its setting and does not detract from the rural or environmental character of the local area.	***S28.1*** Outside of the *urban settlements*:- a) For **camp grounds** , other than a *self-contained RV overnight area*− i) the site density does not exceed 20 camp sites per hectare ii) the maximum number of camp sites on any site does not exceed 100; and b) For *self-contained RV overnight areas*−a maximum of 5 caravans or recreational vehicles are parked on site at any one time.
Length of stay ***O29*** On-site accommodation is not used as permanent residential accommodation.	***S29.1*** Resident guests of the campground stay no longer than 30 nights in a year

[15] The upper flood margin for Lake MacDonald is 98.5m AHD and for Cedar Pocket Dam is RL105m AHD.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Amenities ***O30*** **Camp grounds** other than a *self-contained RV overnight area,* are provided with a drinking water supply and toilet facilities for guests. **OR**	***S30.1*** For **camp grounds** other than a *self-contained RV overnight area,* a drinking water supply of 10,000 litres per **Camp ground** or 1,000 litres per camp site (whichever is the greater) is provided with a bib cock tap fitting; AND ***S30.2*** For **camp grounds** other than a *self-contained RV overnight area,* toilet and ablution facilities are provided in accordance with Council's Local Laws; AND ***S30.3*** The total *gross floor area* of all buildings associated with the operation of the camp ground does not exceed 350m^2;
O31 Where no power, drinking water or effluent disposal is provided on site only self-contained caravans or RVs with their own fresh water, grey water and black water storage are accommodated on site.	***S31.1*** Only self-contained RVs with their own fresh water, grey water and black water storage are accommodated on site and no liquid waste is left on site.

Table 14-20 Wellbeing Type 1 Health

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.34 Effects of use	
O32 Site design and layout ensures efficient access and egress for emergency vehicles.	No solution provided

Division 5—Infrastructure Uses Code

14.35 Infrastructure Uses Code

The provisions in this division comprise the Infrastructure Uses Code. They are—

- compliance with the Infrastructure Uses Code (section 14.36);
- overall outcomes for the Infrastructure Uses Code (section 14.37); and
- specific outcomes and probable solutions for the Infrastructure Uses Code(sections 14.38—14.41).

14.36 Compliance with the Infrastructure Uses Code

Development that is consistent with the specific outcomes in sections 14.38—14.41 complies with the Infrastructure Uses Code.

14.37 Overall outcomes for the Infrastructure Uses Code

14.37.1 The overall outcomes are the purpose of the Infrastructure Uses Code.

14.37.2 The overall outcomes sought for the Infrastructure Uses Code are the following—

a) Residents and visitors have access to adequate levels of infrastructure to meet their needs;

b) **Infrastructure Uses** do not detract from the visual amenity of the *major road network* nor on the rural or residential amenity enjoyed by residents of and visitors to Noosa;

c) Facilities are co-located where appropriate and practical;

d) **Infrastructure uses** are energy efficient;

e) **Infrastructure Uses** do not pose a threat to public safety;

f) The natural character and environmental values of Noosa are protected from adverse impacts associated with **Infrastructure Uses**; and

g) Convenient, comfortable and safe access is provided with the design of infrastructure uses.

14.38 Specific outcomes and probable solutions for the Infrastructure Uses Code

The specific outcomes sought for the Infrastructure Uses Code are included in column 1 of Table 14-21 to Table 14-23. Probable solutions for *code assessment* development are included in column 2 of Table 14-21 to Table 14-23.

Table 14-21 — For all Infrastructure Uses

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.39 Effects of use	
Location and siting ***O1*** The location and siting of **Infrastructure Uses**— a) maximises accessibility for maintenance purposes; and b) does not disrupt *access* for other purposes.	***S1.1*** For **Installations** and **Towers**, where practicable, infrastructure is — a) co-located with existing **Infrastructure Uses**; or b) located on or within an existing building; AND ***S1.2*** Easements for *access* to **Infrastructure Uses** are granted to the Council or the beneficiary of the easement to ensure suitable *access* can be gained, where practicable.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Separation from incompatible uses ***O2*** Sufficient separation distance is provided between **Infrastructure Uses** and incompatible uses on the same *site* and neighbouring premises to maintain amenity for neighbouring uses.	No solution provided.
O3 Vehicular access to the *site* of the **Infrastructure Use** does not adversely impact on residential amenity.	***S3.1.*** Vehicle access to the infrastructure is gained from roads other than local residential streets to maintain residential amenity.
Building siting and design ***O4*** The siting and design of *buildings* or other *structures* reflects and is compatible with the setting and character of the locality in which the **Infrastructure Use** is located, including the use of sympathetic colour schemes.	No solution provided
Safety and security ***O5*** **Infrastructure Uses** are secure and potential impacts from vandalism are minimised.	***S5.1*** For **Installations** and **Towers**—the use is fenced with security fencing; AND ***S5.2*** For other **Infrastructure Uses**—no probable solution
Artificial lighting ***O6*** The generation of spill light by development, which gives rise to annoyance, discomfort, distraction or a reduction in the ability to see essential information, is avoided.	***S6.1*** Lighting associated with the use is designed, installed, operated and maintained in accordance with Section 3 of *AS4282 The Control of the Obtrusive Effects of Outdoor Lighting.*
Mechanical plant and equipment ***O7*** Mechanical plant and equipment (including air conditioning equipment) are— a) positioned to minimise adverse impacts on the amenity of any residential premises; b) designed and positioned to visually integrate with the building and roof design; and c) appropriately screened.	***S7.1*** Plant and equipment are— a) located more than 2m from any property boundary; and b) screened by dense *vegetation* or fencing (i.e. 1.5m wide vegetated *buffer area*); OR ***S7.2*** Plant and equipment are located within a *building*.
Environment & heritage values ***O8*** There are no significant adverse effects on the biodiversity, natural *vegetation*, native wildlife, habitats, landscape quality, water quality or heritage values, including those related to— a) changes to natural drainage; b) disturbance to any of the *wetland* systems; c) management of landslide and fire risk; d) erosion and the transport of sediments off-site; e) unmanaged public access; f) effluent disposal[16]; g) changes to fauna habitat and behaviour; and	No solution provided ***Editors Note*** *PSP24 – Effluent Disposal details requirements for the design and siting of effluent disposal systems where located outside a sewerage service area. Compliance with PSP24 will be considered as part of Council's assessment of the plumbing and drainage application*

[16] Council may request additional information on the proposed method of effluent disposal to ensure the nature of the development is compatible with environmental values. Refer to *PSP*1 – Information Council May Request.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
h) disturbance of buildings and features, including natural features, of heritage significance.	

Table 14-22 — Service & Utility Type 2 - Installation

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.40 Effects of use	
O9 *Electricity transmission line easements* are managed to ensure— a) the continuation of the transmission of bulk electricity; b) safety and amenity for residents, occupiers and land uses in close proximity; c) natural environmental values are not adversely impacted upon; and d) the Shire's visual and landscape qualities are not adversely impacted upon.	***S9.1*** A minimum separation distance is maintained from the electricity transmission line to the closest boundary of *habitable buildings* and *child activity areas*, as follows— a) 20m for transmission lines up to 132kV; b) 30m for transmission lines between 133kV and 275kV; and c) 40m for transmission lines greater than 275kV; AND ***S9.2*** Only trees with a mature height of less than 4m are planted within *electricity transmission line easements.*

Table 14-23 —Service & Utility Type 3 - Tower

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.41 Effects of use	
Visual amenity ***O10*** The tower is visually integrated with its landscape or townscape setting so as not to be visually dominant or obtrusive.	***S10.1*** The tower is— a) not established in the Detached Housing, Semi-Attached Housing, Attached Housing or Visitor Mixed Use Zones; b) camouflaged through the use of colours and materials which blend into the surrounding landscape; and c) unobtrusive when viewed from any part of the *major road network*;[17] or ***S10.2*** The tower is co-located on an existing telecommunication tower; AND ***S10.3*** The height of the tower does not exceed— a) 20 metres where on land in the Community Services, Business Centre or Industry Zones; **or** b) 25 metres where on land in the Rural Zone.

[17] *PSP*23 Telecommunication Towers provides guidance and information in relation to the installation of telecommunication towers.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Health and safety ***O11*** The development avoids or effectively manages any emissions of light, noise, vibration or radiation beyond the site such that— a) *environmental nuisance* to occupants or users of surrounding premises is not caused; b) unacceptable risks to the *environment* or to personal and public safety are unlikely to be caused; and c) public access is restricted to meet workplace, health and safety requirements.	No solution provided
Access to sunlight ***O12*** The **Tower** does not cast shadows such that the amenity of surrounding premises or useability of *public open space* is unduly reduced.	***S12.1*** For proposed *buildings* or *structures* having a height exceeding 8.5m above ground level and a cross sectional area exceeding 20m^2, 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 three hours on any day of the year.

Division 6—Residential Uses Code

14.42 Residential Uses Code

The provisions in this division comprise the Residential Uses Code. They are—

- compliance with the Residential Uses Code (section 14.43);
- overall outcomes of the Residential Uses Code (section 14.44); and
- specific outcomes and probable solutions for the Residential Uses Code (sections 14.45—14.48).

14.43 Compliance with the Residential Uses Code

Development that is consistent with the specific outcomes in section 14.45—14.48 complies with the Residential Uses Code.

14.44 Overall outcomes for the Residential Uses Code

14.44.1 The overall outcomes are the purpose of the Residential Uses Code.

14.44.2 The overall outcomes sought for the Residential Uses Code are to ensure that *residential development*—

a) occurs only on land that is suited to the development and occupation of residential buildings;

b) is attractive and consistent with the developed character of its particular neighbourhood;

c) takes advantage of natural climatic conditions;

d) in an *urban zone* or *service area* is provided with appropriate connection to reticulated sewerage, water supply, stormwater drainage, electricity, and telecommunications services;

e) is energy and water efficient;

f) is designed to provide for safety and security against crime;

g) creates comfortable and accessible homes for people with different needs through all stages of life;

h) provides residents with a high degree of privacy and protection from noise, lighting and other *environmental nuisances*; and

i) provides residents with a choice in housing types to meet their varying needs;

j) does not adversely impact on the natural character and environmental values of Noosa.

14.45 Specific Outcomes, probable solutions and acceptable solutions for the Residential Uses Code

The specific outcomes sought for the Residential Uses Code are included in column 1 of Tables 14-24 to 14-27. Acceptable solutions for *accepted development subject to requirement*s and probable solutions for *code assessment* development are included in column 2 of Tables 14-24 to 14-27.

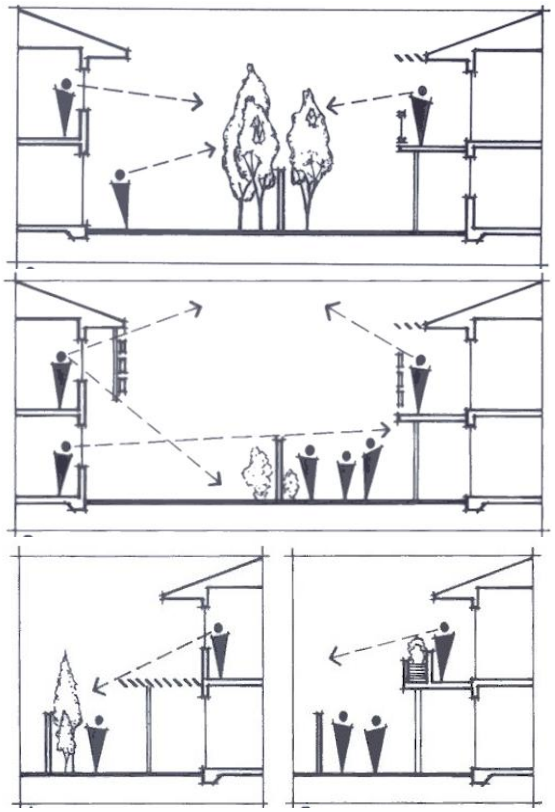
Table 14-24 — For All Residential Uses

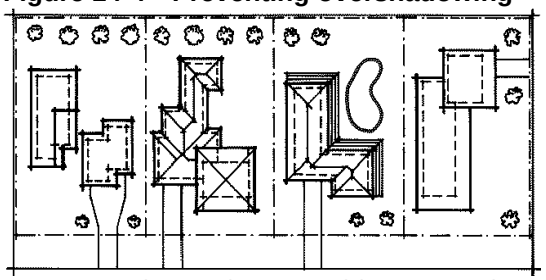
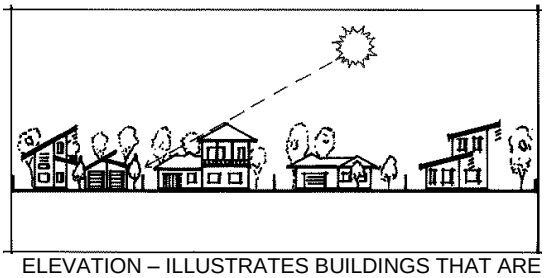
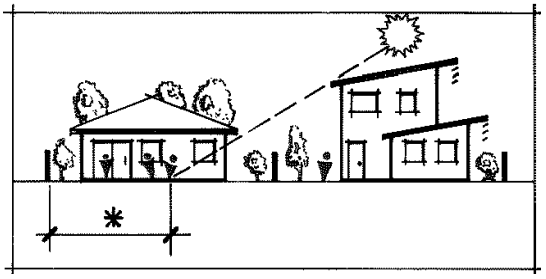
column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.46 Effects of use	
Electricity supply infrastructure ***O1*** The development does not adversely impact on existing or future electricity supply infrastructure; AND ***O2*** All uses and works maintain an adequate safe distance from electrical infrastructure including substations, overhead powerlines, power poles and transformers.	***S1.1*** No solution provided ***S2.1*** Development for uses adjacent to or within 50m of an existing electricity substation incorporates noise attenuation measures to mitigate noise impacts; AND ***S2.2*** *Buildings* and *structures* (including swimming pools, sheds, tennis courts or outbuildings) are not constructed under overhead electricity transmission lines, or within electricity easements; AND ***S2.3*** A minimum separation distance is maintained from the electricity transmission line to the closest boundary of *habitable buildings* and *child activity areas*, as follows— a) 20m for transmission lines up to 132kV; b) 30m for transmission lines between 133kV and 275kV; and c) 40m for transmission lines greater than 275kV.
Water supply and conservation ***O3*** On-site water storage is designed and operated to support the efficient use of water; AND ***O4*** On-site water storage is adequate for occupants every day use and fire fighting purposes.	***S3.1 & S4.1*** For a Class 1 building[18] other than a **Detached house** , outside a reticulated water *service area*, a rainwater tank is to be installed with the following minimum storage capacities— a) Where no more than 3 bedrooms – 45,000 litres; or b) Where more than 3 bedrooms – 60,000 litres; AND c) There is to be on the lot a dam, swimming pool or water tank accessible for use by the fire brigade that contains at least 5,000 litres of water. ***Editor's note:*** *The 5,000 litres required can be included within the water required in S3.1 or S4.1 providing it is accessible for the purpose of fire fighting at all times and not used for other domestic purposes.*

[18] Class 1 Buildings are defined under the Building Code of Australia

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Erosion and sediment control ***O5*** Development does not cause erosion or result in transport of sediments off-site.	No solution provided. ***Editor's note:*** *Persons undertaking development, including building work, are required under the Environmental Protection (Water) Policy 1997 (EPP) to ensure that sediment and other material including building waste, sawdust, concrete, cement or paint are not deposited or released into a roadside gutter, stormwater drain or waterway, or into a place where it could reasonably be expected to move or be washed into a roadside gutter, stormwater drain or waterway and are not washed from the site. Council enforces the EPP and penalties may apply.*
Safety and security ***O6*** For **Multiple Housing Types 2, 3** and **4**, buildings and outdoor spaces are designed to protect the personal security and safety of residents by allowing for natural surveillance.	***S6.1*** The building entrance is clearly identifiable and visible from the street, footpath and driveway; AND ***S6.2*** The internal path network has clear sightlines to the dwelling entry and street access points; AND ***S6.3*** Visitors have direct *access* to the entrance without passing through private outdoor living areas.
Emergency access ***O7*** For **Multiple housing Type 3, 4 & 5**, site design and layout ensures efficient access and egress for emergency vehicles.	No solution provided
Basement drainage ***O8*** Buildings and access works are designed and sited to protect persons and property in the event of a flood and power failure.	***S8.1*** Enclosed car parking and manoeuvring areas are constructed at a level that permits the parking area to drain from the site by gravity means, without the need for mechanical pumping.
Separation of incompatible uses ***O9*** Development is designed to minimise noise carrying between *dwelling units* or *accommodation units* by locating noise sensitive spaces such as bedrooms away from noise generating areas of the development, such as carparking areas or mechanic plant and equipment or recreational facilities.	***S9.1*** Bedroom windows are at least 3m away from shared driveways or carparking areas of adjacent *dwelling units* or *accommodation units*.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Mechanical plant & equipment ***O10*** Mechanical plant and equipment associated with **Residential Uses** are designed and located so as not have an adverse impact on the visual amenity of the site or surrounding areas.	***S10.1*** Mechanical plant and equipment, including pool and spa pumps, pool heaters, air-conditioning units and refrigeration units are— a) where located at ground level, screened by fencing 1.5m in height or dense *vegetation* of at least 1.5m in width incorporating grouped trees and shrubs with maximum separation distance of 1m measured from the centre of the plant; and b) for **Multiple housing Type 2, 3 & 4** are visually integrated into the line and plane of the building and roof design and do not project beyond the height or width of the building when viewed from the street and adjoining properties.
Ancillary recreation uses ***O11*** Ancillary recreation uses, such as outdoor tennis courts and half netball courts, do not have an adverse effect on the amenity enjoyed by users of adjacent or nearby premises nor do they cause unreasonable disturbance to local fauna through light emissions by ensuring that all lighting devices are limited to those designed and installed to: a) minimise light spillage on neighbouring premises; b) preserve an acceptable degree of lighting amenity at the neighbouring premises; c) provide covers or shading around lights; d) direct lights downwards; e) position lights away from possibly affected areas; and f) enable brightness of lights to be adjusted to low levels. ***O12*** Noise originating from the use of the tennis court does not have a detrimental effect on the amenity of the area or cause nuisance to neighbouring residents.	***S11.1*** If the use involves *ancillary* use of outdoor courts including tennis courts, half courts and netball courts—the use complies with the requirements in Section 2 of *PSP*8 *Tennis and Other Courts*; AND ***S11.2*** Any lit tennis court or sports court is located at least 60m from the external wall of an existing or approved residential dwelling on an adjacent or nearby lot (as measured from the centre line of the court); AND ***S11.3*** 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 1.5m outside the boundary and at any level from ground level upward; AND ***S11.4*** 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). ***S12.1*** The court is not used between the hours of 10:00pm and 6:30am the following day.
Privacy ***O13*** For **Multiple Housing Types 2, 3 and 4**, building and structures are designed and sited to ensure the visual privacy of residents of the development and neighbouring properties is protected.	***S13.1*** Transparent doors and windows are designed and located so they do not directly face transparent doors or windows or the private open space areas of other *dwelling units* within 10 metres;

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Figure 14-3 Privacy Measures 	AND ***S13.2*** Planter boxes, louvre screens, pergolas, landscaping and architectural design of *balconies* are used to screen the ground floor private open space of *dwelling units* or *accommodation units* from upper level units (refer to Figure 14-3 Privacy Measures which illustrates how trees, awnings, screens, fences and planter boxes reduce minimise the ability to directly look into neighbouring homes and yards).
Access to Sunlight ***O14*** For **Multiple housing**, *buildings* and *structures* are designed and sited so as not to unreasonably diminish the existing sunlight to adjoining residences and associated *private open space areas*; AND ***O15*** **Multiple housing** is designed and sited to minimise the extent of shadows cast on solar photovoltaic cells on roofs of adjoining buildings.	***S14.1*** Development does not reduce sunlight to at least 50% of the *private open space areas* of any adjoining residences to less to than 2 hours between 9am and 3pm on any day of the year; OR ***S14.2*** Where overshadowing by existing *structures* and fences occurs to more than 50% of the *private open space areas* of any adjoining residences, sunlight is not further reduced by more than 20%. (See Figure 14-4—Preventing overshadowing) ***S15.1*** No solution provided

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	Figure 14-4—Preventing overshadowing  PLAN – ILLUSTRATES DWELLINGS THAT ARE SITED TO MAXIMISE SOLAR ACCESS  ELEVATION – ILLUSTRATES BUILDINGS THAT ARE SITED TO MAXIMISE SOLAR ACESS TO ADJOINING PROPERTIES THROUGH ROOF DESIGN AND UPPER STOREY POSITIONING TO MINIMISE IMPACTS ON PROPERTIES O THE SOUTH.  DETAILED ELEVATION – THE MEASUREMENT AT "*" IS 50% OF THE WIDTH OF THE SOUTHERN PROPERTY. IT'S NOT AFFECTED BY SHADOWS FROM THE NORTHERN NEIGHBOUR, EVEN IN THE MIDDLE OF WINTER WHEN THE SUN IS LOW.
Sloping sites ***O16*** On *sloping sites*, *buildings* and *structures* are designed to maximise the use of the natural topography and minimise the need for cut and fill.	***S16.1*** *Buildings* and *structures* on *sloping sites*— a) Have a maximum distance of 3m between the ground and the lowest part of the floor of the building or the building incorporates undercroft skirting or screening (eg. timber battens) to the full height of any undercroft area higher than 3m above ground level at the perimeter of the building; b) are of split level design that step down the slope or have suspended floor construction; c) limit the amount of cut or fill to less than 2m in depth relative to *natural ground level*; and d) do not result in the spread of fill beyond the footprint of the building and

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	associated batters.

Table 14-25 — For Multiple housing Type 3 – Retirement & special needs

column 1 Specific Outcomes	column 2 Probable solutions
14.47 Effects of use	
Access to Commercial and Community Services ***O17*** Development is located within reasonable access to a variety of essential services and facilities, including retail and medical facilities and public transport services.	***S17.1*** The use is located within 300m (measured along a sealed footpath with grade of no more than 1 in 20 (5%)) of a public transport stop or where no public transport is available, an alternative means of transport, such as a minibus, is made available to the residents; AND ***S17.2*** Where a **Commercial Business Type 2 medical** is not located within 400m, medical or therapy services may form part of the use and be provided on site providing the total proportion of *gross floor area* used for **Commercial Businesses** does not exceed 10%; AND ***S17.3*** Where the use is not *residential aged care* it is located within 400m (measured along a sealed footpath with grade of no more than 1 in 20 (5%)) of a **retail use** providing convenience goods and groceries.
Neighbourhood Integration ***O18*** Retirement and special needs housing provides a safe, secure environment in which residents and staff can move about freely and without fear of uninvited intrusion.	***S18.1*** Internal pathways directly connect with external pathways; AND ***S18.2*** Access of unauthorized persons to the site is restrained to a single public entry which may be controlled using gates or other security devices.
O19 Site layout and facilities allow residents to contribute to the life of the wider community in the vicinity.	***S19.1*** Community visitation to and involvement with the complex is facilitated through appropriate outdoor and indoor spaces for community activities.
O20 Larger developments with over 200 residents integrate with the surrounding community by incorporating public facilities serving the surrounding community in addition to the resident community.	***S20.1*** Any public facilities are a) connected to both the internal and external pathway systems in accordance with AS1428.1 *Design for Access and* Mobility and include a minimum 50m^2 open sheltered area; and b) accessible to the general public.

column 1 Specific Outcomes	column 2 Probable solutions
Safe Mobility & Accessibility ***O21*** The site is legible providing ease of access and mobility and clear signage to orientate and move around the site.	***S21.1*** Residential units and other facilities are oriented to front onto internal roads and unit numbers are displayed externally using bold, contrasting methods (such as dark numbers on a light surface); AND ***S21.2*** Staff or service only areas are clearly delineated through the use of fencing, railings, landscaping, signage and/or visual aids.
O22 Residents are able to easily navigate the site on foot, cycle, wheelchair, scooter or with the assistance of mobility aids.	***S22.1*** A pedestrian pathway(s) is available from site entry to common facilities and residential units and between units in compliance with AS 1428.1 *Design for Access and Mobility*;
O23 The site allows barrier free access for mobility and sensory impaired residents, staff and visitors	***S23.1*** No solution provided
O24 The pedestrian movement system provides comfortable vantage points to rest, socialise and observe surrounding activities, and allows for interesting exercise routines, and will provide a variety of circulation options.	***S24.1*** A variety of places to sit are provided at intervals of no more than 100m along internal pathways and recreation walkways.
O25 Areas of high pedestrian traffic, such as driveways, walkways, entries, outdoor patios, and in the vicinity of waste storage areas, letterboxes and clotheslines are provided with a safe, smooth surface accessible for people across a range of abilities and ages.	***S25.1*** Hard surfacing such as paving or concrete is provided to high traffic areas including driveway, walkways, entries, outdoor patios, and in the vicinity of waste storage areas, letter boxes and clothes lines.
O26 Public and private open areas are provided with areas of shade.	***S26.1*** Shade is provided in common areas and private courtyards by a variety of means such as verandahs, shade shelters, covered walkways and shade trees.
O27 Development provides for adequate night lighting along all driveways and footpaths throughout the site such that the full path of travel is illuminated.	***S27.1*** No solution provided
O28 Lighting is shielded so as not to adversely impact upon neighbouring residents.	***S28.1*** No solution provided
Streetscape Character & Built Environment ***O29*** Development is compatible with the surrounding established streetscapes.	***S29.1*** Building facades which face public streets, incorporate depth and shading effects through use of verandahs, patios, awnings and other shading devices; AND ***S29.2*** Service areas such as loading bays and garbage collection points are not located

column 1 Specific Outcomes	column 2 Probable solutions
	between buildings and street alignments unless screened from public view; AND ***S29.3*** Front setbacks are landscaped with canopy trees; AND ***S29.4*** Building services such as air conditioners, ducting and the like are screened from view of public spaces. Where these are located on rooftops, the roof form is the screen.
O30 Dwelling units relate to communal spaces and landscaping with a human scale through building layout and design, to create a supportive environment for older or disabled people and enable residents to identify with and find their way around the development.	***S30.1*** Entry porches and verandahs provide transitional spaces between indoor and outdoor areas; AND ***S30.2*** External façades of the building(s) are articulated to express the differing internal functions and reinforce the residential scale of buildings.
Dwelling Size ***O31*** Dwelling units for independent living are of a small size to accommodate the needs of the residents only.	***S31.1*** With the exception of group housing permanently accommodating more than 2 residents, dwelling units have no more than 2 bedrooms and a *gross floor area* of no more than 150m^2.
Residential Amenity ***O32*** Building facades engage with adjoining public streets, internal streets and communal spaces through opportunities for casual surveillance and interaction between public and private space, high quality design and a pleasant pedestrian environment.	***S32.1*** Building facades which face public streets incorporate openings in the form of windows and doors; AND ***S32.2*** The windows of living areas face the internal road or communal outdoor recreational spaces;
O33 The development is designed to minimise potential conflicts with surrounding uses and provide privacy for the residents.	AND ***S33.1*** Communal recreational facilities such as swimming pools, tennis courts, bowling greens or play equipment are located at least 15m from bedrooms of adjoining dwellings, or 60m where the recreational use involves lighting.
O34 Noise generated by the development does not unduly compromise the amenity of neighbours.	***S34.1*** Potential noise generators, including air conditioners, service yards, and vehicle parking and driveways are not located within 3 metres of site boundaries that adjoin land in a *residential zone*, unless appropriate noise emission standards are satisfied at site boundaries
O35 Privacy of both residents and neighbours is valued and optimised, particularly where private rooms or spaces are close to or adjoin common recreation areas, commercial or community	***S35.1*** Screen fencing and planting is used to buffer communal areas from private areas.

column 1 Specific Outcomes	column 2 Probable solutions
facilities.	
Traffic and Parking ***O36*** Adequate provision is made for parking of residence, staff and visitors' cars such that the efficiency and safety of surrounding streets are not unduly compromised.	***S36.1*** Appropriate access and circulation routes for service and emergency vehicles must be provided; AND ***S36.2*** Direction, regulatory, warning and information signs are to be erected on site to control traffic movements and driver behavior and to warn of any potential safety hazards; AND ***S36.3*** Adequate facilities for servicing developments are to be provided on site to ensure loading/unloading activities do not occur on the street and compromise the safety and capacity of the public road system.
O37 For residential aged care or other communal residential building undercover pick up and set down space is provided for people and goods.	***S37.1*** For *residential aged care* and any other residential building not comprising self-contained units, a roof overhang, awning or porte-cochere allows for access to and from vehicles without being exposed to rain.
Infrastructure ***O38*** All aged housing developments are serviced with drinking water and sewerage services and power.	***S38.1*** The site is connected to reticulated power, water and sewerage services with adequate capacity

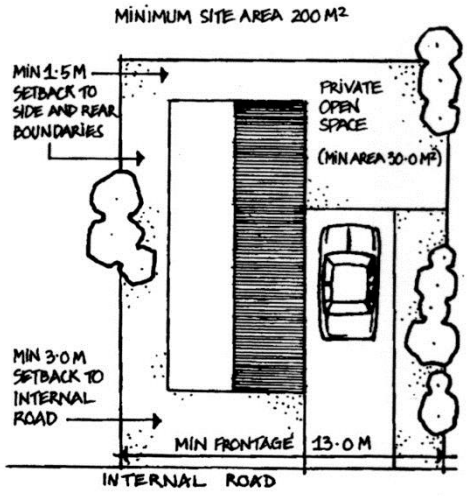
Table 14-26 — For Multiple housing Type 4 – Conventional

column 1 Specific Outcomes	column 2 Acceptable solutions (if ***accepted development subject to requirements***) Probable solutions (if ***code assessment***)
Parking & access for visitors & service providers ***O39*** Parking and vehicular access is conveniently, safely and efficiently provided for visitors and service providers; AND ***O40*** Visitor carparking spaces are accessible at all times; AND ***O41*** Visitor carparking spaces do not hinder the *access* or movement of any vehicle on-site	***S39.1*** No solution provided ***S40.1*** Visitor carparking spaces are not located behind locked gates. ***S41.1*** Visitor carparking spaces are not located in tandem with a garage or other carparking space.
Site facilities ***O42*** Waste storage areas, letter boxes and external storage areas are sited and designed for attractive visual appearance and function, and complement the architecture and environs; AND ***O43*** High volume pedestrian areas within	***S42.1*** No solution provided ***S43.1*** Hard surface is provided to

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
developments are sealed to provide safe access and avoid damage to landscaped open space area; AND ***O44*** Adequate enclosed storage areas are provided on-site to meet the likely needs of the residents.	driveways, walkways, entries, outdoor patios, and in the vicinity of waste storage areas, letter boxes and clothes lines; AND ***S44.1*** A weatherproof storage area of at least 12.6m^3 (having a height of at least 2.1m and an area of 6m^2) is provided within or attached to each *dwelling unit*. This storage space will not contribute to *GFA* providing it can be directly accessed from outside the building and does not exceed an area of 7m^2
Mixed Use Developments ***O45*** Where the multiple dwelling units form part of a mixed use development, the development provides residents with reasonable privacy and security.	***S45.1*** Entry areas for the residents of, and visitors to, dwellings units are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas. ***S45.2*** Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users. ***S45.3*** Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents of, and visitors to, residential accommodation.

Table 14-27 — For Multiple housing Type 5 – Relocatable

Column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.48 Effects of works	
Site Suitability ***O46*** Relocatable home parks are located on a site which provides residents with reasonable *access* to everyday retail and commercial facilities, health and social uses, and is within convenient and safe walking distance to public transport.	No solution provided
Built form ***O47*** The site area, relocatable home site areas and setbacks meet the needs of the use, through the provision of adequate— a) on-site manoeuvring for relocatable homes; b) parking and access; c) storage areas; d) *buffer areas* to any *frontage* and adjoining incompatible uses; e) private and communal recreation areas; and f) dispersion of open space areas around the	***S47.1*** The minimum site area for a relocatable home park is 2ha; AND ***S47.2*** The minimum area for each relocatable home site is 200m^2, with a minimum *frontage* to the internal road of 13m; AND ***S47.3*** All relocatable homes are setback a minimum of 3m to any internal road and 3m to any adjacent relocatable home; AND

Column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
site to reduce the impression of crowding.	***S47.4*** Each relocatable home has at least 30m^2 of private open space; (see Figure 14-5 Relocatable home setbacks) **Figure 14-5 Relocatable home setbacks** 
Internal roads ***O48*** The internal road system design caters for all anticipated vehicle use in the park, enabling suitable manoeuvrability and safety, and avoiding congestion; AND ***O49*** Street design creates safe linkages for pedestrians.	***S48.1*** Internal roads are— a) a minimum of 4m wide if one-way or a cul-de-sac; and b) a minimum of 6m wide if two-way. ***S49.1*** Speed control devices that comply with that outlined in *Queensland Streets, Element 2.3* are used.
Site layout ***O50*** The *landscape area* is located and designed to provide for— a) Enhanced residential amenity; b) the open space needs of residents; and c) the planting of tall canopy trees for shade and visual amenity.	***S50.1*** Relocatable home sites are setback a minimum of 20m to the boundary adjacent any *frontage* and 10m to any other site boundary; AND ***S50.2*** A minimum of 30% of the *site* is set-aside as *landscaped area*, which may include any areas required for setbacks, but excludes clothes drying and other *site facilities*.
Carparking & access ***O51*** Parking for boats, trailers and caravans is provided on-site; AND ***O52*** Visitor parking spaces are located conveniently to all *dwelling units*.	No solution provided

Division 7—Detached House Code

14.49 Detached House Code

The provisions in this division comprise the Detached House Code. They are—

- compliance with the Detached House Code (Section 14.50);
- overall outcomes for the Detached House Code (Section 14.51);
- *Alternative provisions* to the *QDC* (Section 14.52); and
- specific outcomes, acceptable solutions and probable solutions for the Detached House Code (Sections 14.53–14.58).

14.50 Compliance with the Detached House Code

Development that is consistent with the specific outcomes in sections 14.53 - 14.58 complies with the Detached House Code.

14.51 Overall outcomes for the Detached House Code

14.51.1 The overall outcomes are the purpose of the Detached House Code

14.51.2 The overall outcomes sought by the Detached House Code are to ensure that detached houses—

a) only occur on land that is suited for the intended form of development and the occupation and use of the building and site by the residents.

b) are only developed on land which is not located in the vicinity of land uses—

i. which would adversely impact the occupation and use of buildings and the site by the residents; or

ii. which would result in the residential development preventing or inhibiting the conduct of existing land uses.

c) are attractive and consistent with the developed character of the particular neighbourhood;

d) retain the natural landscape character and visual quality of hill slopes and ridgelines;

e) offer high levels of amenity, safety and security for the occupants;

f) have an adequate supply of water;

g) where not in a sewerage *service area*, *effluent disposal systems* are designed and sited to minimise adverse effects on the environment; and

h) avoid adverse impacts on environmental values including *environmentally sensitive areas*

14.52 Alternative provisions to the *QDC*

14.52.1 The following provisions are alternative provisions to the *QDC* for the purposes of Section 10 of the *Building Regulation* 2006 and Section 33 of the *Building Act* 1975—

a) ***O1*** and ***S1.1***;

b) ***O9 and S9.1***; and

c) ***O23 and S23.1***.

14.53 Specific outcomes, acceptable solutions and probable solutions for the Detached House Code

The specific outcomes sought for the Detached House Code are included in column 1 of Table 14-28 to Table 14-32. Acceptable solutions for *accepted development subject to requirements* and probable solutions for *code assessment* development are included in column 2 of Table 14-28 to Table 14-32.

Table 14-28 — Detached houses, Ancillary dwelling units and Secondary dwellings

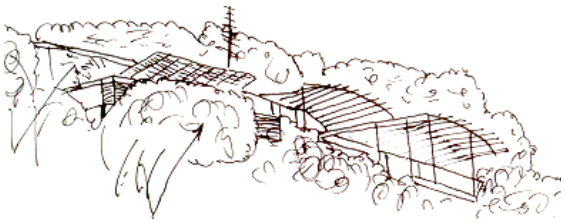
column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.54 Siting & Effects of Development	
Setbacks ***O1*** *Buildings* and other *structures* are appropriately designed and sited to— a) provide amenity for users of the premises b) preserve the visual and acoustic privacy of adjoining and nearby land uses as well as reasonable access to views and sunlight; c) preserve any existing *vegetation* that will buffer the proposed building or structure from adjoining uses; d) allow for landscaping to be provided between buildings; e) maintain the visual continuity and pattern of buildings and landscape elements within the street; f) for class 10a buildings, do not visually dominate the street; g) avoid any significant adverse impacts on the natural values of waterways and their foreshores, including those of the Noosa River and its lakes; and h) do not interrupt the natural cycles of erosion and accretion of waterways and foreshore areas.	***S1.1*** The minimum setback of the **Detached house** or *dwelling unit* and associated buildings and structures from boundaries is not less than the minimum specified in Schedule 1. ***Alternative provision to QDC***
Flooding, drainage and earthworks[19] ***O2*** *Buildings* and other works are designed and sited to— a) provide flood free *access* to premises and flood free *habitable areas*; b) allow only minor, short term and infrequent flooding of non-habitable areas; c) ensure the protection of persons and property in the event of a flood and power failure; d) ensure drainage does not adversely impact upon other premises; and e) ensure filling, excavation or retaining structures do not adversely impact upon other premises by— i. causing ponding of water on the	***S2.1*** For new *buildings* or *structures* or additions of more than 50m^2 of *gross floor area* to an existing *building* or *structure* – floor levels of *habitable rooms* are— a) for areas where minimum floor levels are available—not less than the specified level; b) for areas where flood modelling is available—a minimum of 300mm above the modelled flood level; and c) for areas where flood modelling is not available, a minimum of 300mm above the highest known flood level;[20] AND ***S2.2*** Enclosed car parking and manoeuvring

[19] These provisions are not limited to areas shown as Flood Hazard Areas on Overlay Maps OM1.3-9.3.
[20] Information on minimum floor levels and flood modelling can be obtained from Council.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
site or nearby land; and ii. increasing flooding, which adversely affects the safety or use of any land upstream and downstream; and iii. adversely affecting the flow of water in any overland flow path; iv. adversely affecting the privacy or visual amenity of surrounding properties. AND ***O3*** Finished surface levels ensure land is free draining.	areas are constructed at a level that permits the parking area to drain from the site by gravity means, without the need for mechanical pumping; AND ***S2.3*** Filling, other than accessways, does not extend more than 1m beyond the footprint of any *building*, measured from the outer walls of the *building*. ***S3.1*** No solution provided ***Editor's note:*** *Council encourages building methods that avoid the use of fill such as suspended floor construction and stepping down slopes rather than cutting and filling.*
O4 Filling or excavation does not adversely affect sewer, stormwater or water utility infrastructure.	***S4.1*** Fill material placed over services does not impose any additional surcharge loading on the service. ***S4.2*** Where excavation is carried out- a) a minimum cover of 600mm is maintained around all utility infrastructure (to top, sides and base of services); or b) a retaining wall is provided to support the soil surrounding the service; AND ***S4.3*** Compaction with a vibrating roller is not carried out within 600mm of any utility infrastructure.
O5 Development does not adversely impact on the ***Lake Macdonald*** water supply.	***S5.1*** *Buildings* or other *structures* within the Lake Macdonald catchment (indicated on Figure 14.7) are located above the 98.5m AHD level.
Services and Utilities ***O6*** The house is provided with infrastructure, services and utilities appropriate to its setting.	***S6.1*** Where located in an *urban zone*, or a water or sewerage *service area*, appropriate connection is provided to reticulated sewerage, water supply and stormwater drainage.
Electricity supply infrastructure ***O7*** Uses and works maintain an adequate safe distance from electrical infrastructure including substations, overhead powerlines, power poles and transformers.	***S7.1*** *Buildings* and *structures* (including swimming pools, sheds, tennis courts or outbuildings) are not constructed under overhead electricity transmission lines, or within electricity easements.
Water Supply Infrastructure ***O8*** Existing water supply infrastructure, including pipeline corridor, is protected from incompatible development to ensure the safety and reliability of water supply network.	***S8.1*** *Buildings* and *structures* are setback a minimum of 20m from a water supply pipeline as shown on Overlay Map OM3.5.
Steep Slopes and Landslide hazard areas ***O9*** **Detached houses**, **Ancillary dwelling**	***S9.1*** If on premises identified as a Landslide

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
units, and associated uses are sited or constructed to maintain the safety of people and property from the risk of landslide.	Hazard Area on Overlay Maps OM1.3–9.3, or on steep slopes the use does not– a) involve the removal of vegetation other than grass from use areas; or b) involve excavating or filling of more than 50m^3 of material (other than placement of topsoil not exceeding 100mm in depth relative to natural ground level; or c) involve cut or fill with a depth of more than 2m relative to *natural ground level*; or d) redirect or impede water flows in an existing watercourse or stormwater drain; or e) involve construction of an on-site *effluent disposal system*; OR ***S9.2*** A site specific geo-technical report prepared by a registered professional engineer either— a) certifies that the site is not at risk from landslide emanating from the site or from other land; or b) identifies methods of stabilising all buildings, accessways and use areas; AND ***S9.3*** If the geo-technical report identifies methods of stabilising buildings, accessways and use areas, those methods are implemented.
Height ***O10*** *Buildings* and other *structures*— a) are low rise and present a building height consistent with structures on adjoining and surrounding land; b) have a maximum building height of— i) for Visitor Mixed Use Zone— 3 storeys; or ii) if in the Noosa Heads Locality Attached Housing Zone— • Lot 4 on SP100064 in Serenity Close Noosa Heads— 4 storeys • Otherwise— 3 storeys iii) if in the Noosaville Locality and the Attached Housing Zone with *frontage* to the following streets: - Russell St, William St and Howard St, or Weyba Rd, James St and Albert St north of their intersections with Elizabeth St (as well as properties fronting Gympie Terrace or Noosa Parade between Weyba Road and Russell Street)— 3 storeys;	***S10.1*** The maximum building height in metres and storeys is— a) if in the Visitor Mixed Use Zone – 12m (but not exceeding 3 storeys); or b) if in the Noosa Heads Locality, Attached Housing Zone – i) Lot 4 on SP 100064 in Serenity Close Noosa Heads – 15m (but not exceeding 4 storeys); ii) Otherwise – 12m (but not exceeding 3 storeys); c) if in the Noosaville Locality and the Attached Housing Zone and with *frontage* to the following streets: - Russell St, William St and Howard St, or Weyba Rd, James St and Albert St north of their intersections with Elizabeth St (as well as properties fronting Gympie Terrace or Noosa Parade between Weyba Road and Russell Street)–12m (but not exceeding 3 storeys); d) if in the Rural Zone or Rural Settlement Zone – 8m or 9m where the pitched roof,

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
iv) otherwise– 2 storeys; c) do not visually dominate the street, surrounding spaces or the existing skyline; d) preserve the amenity of surrounding land including privacy, views and access to sunlight; e) respect the scale of surrounding *vegetation*; and f) respond to the topography of the *site* by stepping down the slope or sitting above the ground level on stumps, for *sloping sites.*	but no other part of the building or structure, exceeds 8m (but not exceeding 2 storeys either way); or e) otherwise –8m (but not exceeding 2 storeys).
Site cover ***O11*** The *site cover* of *buildings* and other roofed *structures*— a) is of a scale that is compatible with surrounding development; b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the *site*; c) maximises the retention of existing *vegetation* and allows for *soft landscaping* between buildings; d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other *site facilities*; and e) facilitates on-site stormwater management and vehicular access.	***S11.1*** With the exception of **Ancillary Dwelling Units**, the *site cover* of class 1 and class 10 buildings or structure does not exceed— a) for a single storey building – 50%; or b) for a building of 2 or more storeys – 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys; ***Alternative provision to QDC*** AND ***S11.2*** If in the Eastern Beaches, Noosaville, Noosa Heads or Noosa North Shore Locality and in the Detached Housing or Semi-Attached Housing Zone–*soft landscaping* is provided and retained over a minimum of 20% of the site area.
Gross floor area - Noosa North Shore Locality, Rural Settlement Zone ***O12*** The *gross floor area* of *buildings* and *structures***–** a) has a low site impact to maximise the opportunity to retain natural site characteristics, such as native vegetation and natural landforms; b) allows the opportunity to provide for *soft landscaping* that uses vegetation of *local origin*; c) is of a scale that is compatible with surrounding development; and d) does not present an appearance of excessive bulk and overdevelopment when viewed from adjoining and adjacent properties, any waterways or the street.	***S12.1*** If in the Noosa North Shore Locality and in the Rural Settlement Zone - the total *gross floor area* of the **Detached house, Ancillary dwelling unit** and and any *secondary dwelling* does not exceed 500m^2.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Gross floor area - Noosa Heads Locality, Detached House Zone, 6-14 Park Road Noosa Heads ***O13*** The *gross floor area* and bulk and scale of buildings and other roofed structures-**–** a) has a low site impact to maximise the opportunity to retain natural site characteristics such as native vegetation and natural landforms; and b) maintains the safety of people and property from the risk of landslide and bushfire.	***S13.1*** If on premises at 6-14 Park Road Noosa Heads, the maximum *gross floor area* does not exceed 150m^2.
Materials and finishes–Eastern Beaches ***O14*** Where development does not comply with the built form acceptable solutions S1.1— a) *buildings* and other *structures* use materials and finishes that complement the beachside character and integrate with the surrounding natural landscape and skyline vegetation; and b) views of building or structures from the beach are framed or filtered through vegetation (see Figure 14.6). **Figure 14-6—Filtered views of buildings from the beach** 	***S14.1*** No solution provided (no requirement for accepted development development). ***Editor's note***: *The following is a useful guide for ensuring that buildings blend with the natural surrounds:* *External building materials that are lightweight and comprise predominantly timber or board, stainless steel, glass, and corrugated iron will generally be more in keeping with the beach/riverside character than concrete rendered block.* *Use external colours and roof finishes which are non-reflective and which do not cause glare. Shades that match the colours and tones of surrounding vegetation will ensure the buildings are less visually prominent from the beach or the water.* *Appropriate colours will depend on the existing native vegetation and backdrop, but may include muted earth/environmental tones that blend with the natural environment, such as–* *•green;* *•olive green;* *•blue green;* *•grey green;* *•green blue;* *•indigo;* *•brown;* *•blue grey; and* *•green yellow.*
Properties adjoining the Noosa River— Noosa North Shore Locality ***O15*** Buildings and structures, excluding jetties on premises adjoining the Noosa River that are visible from the foreshore— a) are designed to protect the character of the foreshore when viewed from the water and integrate with the surrounding natural	***S15.1*** Dense landscaping, comprising a mix of native species of ground cover, shrubs and trees, is provided for a width of 5m from the property boundary adjoining the foreshore to provide adequate landscape buffering to the foreshore.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
landscape and skyline vegetation; and b) are finished predominantly in colours and hues of the surrounding natural landscape.	***Editor's note:*** *The following is a useful guide for ensuring that buildings blend with the natural surrounds:* *External building materials that are lightweight and comprise predominantly timber or board, stainless steel, glass, and corrugated iron will generally be more in keeping with the beach/riverside character than concrete rendered block.* *Use external colours and roof finishes which are non-reflective and which do not cause glare. Shades that match the colours and tones of surrounding vegetation will ensure the buildings are less visually prominent from the beach or the water.* *Appropriate colours will depend on the existing native vegetation and backdrop, but may include muted earth/environmental tones that blend with the natural environment, such as–* • *green;* • *olive green;* • *blue green;* • *grey green;* • *green blue;* • *indigo;* • *brown;* • *blue grey; and* • *green yellow.*
Roof form ***O16*** Roof forms— a) contribute positively to the local skyline; b) complement the low density character of the locality; c) do not present an appearance of excessive bulk to side neighbours (eg. avoid low pitched roofs or box profiles/parapets); d) use simple traditional roof designs; e) offer shading to the walls and windows of the *dwelling unit*; f) do not create opportunities for residents to overlook the private open space areas of neighbouring properties.	***S16.1*** With the exception of removal houses, the roof of the **Detached house** (including any *secondary dwelling*) or, **Ancillary dwelling unit** has– a) a *roof pitch* no less than– i. if in Kin Kin village or Boreen Point village - 12 degrees; ii. otherwise - 5 degrees for at least 75% of the roof; and b) if not in Precinct C or D of Noosa Springs– minimum 600mm eaves to at least 75% of the perimeter of the *dwelling unit*. ***Editor's note:*** *Note that 450mm eaves will achieve this solution provided there is a 150mm wide gutter that brings the total width to 600mm.* AND ***S16.2*** *Buildings* and *structures* do not include roof top terrace areas.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Streetscape & character–Kin Kin village ***O17*** For Kin Kin village, the predominant Queensland vernacular detached housing form is retained and enhanced by incorporating design elements reflecting or interpreting elements of this style of housing.	***S17.1*** If in Kin Kin village, buildings-– a) for the front elevation, have recessed or framed windows and doorways that are vertically proportioned and placed symmetrically in the building façade; and b) if more than 1 storey - have clearly defined floors by way of design features such as verandas or changes of materials or finishes.
Streetscape & character–Boreen Point village ***O18*** For Boreen Point village, the lakeside holiday detached housing character is maintained and enhanced by ensuring the scale, bulk and siting of buildings and structures do not–- a) visually dominate the lot, dwelling units on adjoining lots or the *frontage*; b) detract from the visual amenity of the streetscape and surrounding village; and c) result in a loss of natural light to adjoining dwellings or their *private open space* areas.	***S18.1*** If in Boreen Point village, any *building* within 9m of the primary *frontage* and more than 1 storey in height, has any upper storeys set back at least 3m further from the primary *frontage* than the storey below; AND ***S18.2*** Where located on a lot less than 600m^2 in area— a) the combined *gross floor area* of all buildings does not exceed 180m^2; or b) If the **Detached house** consists of 3 or more buildings and at least 2 contain *habitable rooms*, the combined *gross floor area* of all buildings does not exceed 230m^2.
Garages, carports and other class 10a buildings ***O19*** Within the Detached Housing, Semi-Attached Housing, Attached Housing and Visitor Mixed Use Zones, garages, carports and other class 10a buildings are designed and sited to visually integrate with the *dwelling unit* and avoid dominating the street by— a) minimising the width of the structure; and b) minimising projection of the structure forward of the main face of dwelling unit.	***S19.1*** Within the Detached Housing, Semi-Attached Housing, Attached Housing and Visitor Mixed Use Zones, garages, and carports and other class 10a buildings— a) have a front boundary setback of at least 6m; and b) garage doors that face the street and are visible from the road frontage have a maximum width of 6m within any one plane, with additional garage doors setback an additional 1m from the frontage to break up the width of the garage façade.
Water conservation and storage ***O20*** On-site water storage is provided, designed and operated to support the efficient use of water and is adequate for occupants every day use. AND	***S20.1*** If not in a water service area each **Detached house** is to be serviced with a rainwater tank of the following minimum storage capacity:- a) For **Detached houses** with no more than 3 bedrooms – 45,000 litres; or b) For **Detached houses** of more than 3 bedrooms or where including a 2nd *dwelling unit* on the same premises – 60,000 litres;

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
O21 **Detached houses and Ancillary dwelling units** within Bushfire Hazard Areas[21] have sufficient water supply for fire fighting purposes.	AND ***S21.1*** If not in a reticulated water *service area*— there is, on the lot, a dam, swimming pool or water tank accessible for use by the fire brigade, that contains at least 5,000 litres of water. ***Editor's note:*** *The 5,000 litres required in S20.1 can be included within the water required in S21.1 providing it is accessible for the purpose of fire fighting at all times and not used for other domestic purposes.*
Effluent Disposal ***O22*** Effluent disposal does not have a significant adverse effect on biodiversity, natural vegetation or water quality[22]. ***O23*** Treatment and disposal of wastewater does not have any detrimental impact on Noosa's major water storage and supply - Lake Macdonald.	No solution provided (no requirement for accepted development development) ***Editor's note:*** *PSP24 – Effluent Disposal details requirements for the design and siting of effluent disposal systems where located outside a sewerage service area. Compliance with PSP24 will be considered as part of Council's assessment of the plumbing and drainage application.*
Environmental Protection ***O24*** The design, siting and construction of buildings and structures minimise the clearing of vegetation and where there is an existing preliminary approval that includes vegetation protection measures for the property, the proposal is consistent with those measures.	***S24.1*** Where there is an existing building envelope on the lot that contains vegetation protection measures, clearing of native vegetation and building works do not extend beyond the building envelope, except for the purposes of a driveway access; AND ***S24.2*** Where there is no building envelope existing on the lot, clearing of native vegetation, other than for a driveway access does not extend beyond— a) 30m of a building or 10m of a structure on lots greater than 10ha; or b) 10m of a building or structure on lots 10ha or less but more than 0.3ha in area; or c) 3m of a building or structure on lots 0.3ha or less.
Carparking spaces ***O25*** Sufficient carparking is provided to accommodate the number of vehicles likely to use the *site*.	***S25.1*** A minimum of 1 carparking space per *dwelling unit* is provided on-site. ***Alternative provisions to QDC***

[21] Land shown as Bushfire Hazard Area on the overlay maps is designated as bushfire prone area for the purposes of the *Building Regulations* 2006. The bushfire hazard area includes land covered by the very high, high and medium bushfire hazard areas as well as the buffer area category on the overlay maps

[22] Council may request additional information on the proposed method of effluent disposal to ensure the nature of the development is compatible with environmental values. Refer to *PSP*1 – Information Council May Request.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Amenity ***O26*** **Detached houses** (including any *secondary dwelling*) **and Ancillary dwelling units** are located, designed and operated to avoid significant adverse changes to the light, air quality, noise, accessibility or other conditions enjoyed by users of associated, adjoining or nearby premises; AND ***O27*** Lighting and noise associated with the use of the **Detached house** (including any *secondary dwelling*) and **Ancillary dwelling unit** or ancillary recreation uses such as outdoor tennis courts and half courts, do not have an adverse impact upon the amenity enjoyed by users of adjoining or nearby premises nor cause unreasonable disturbance to local fauna.	***S26.1*** No solution provided (no requirement for *accepted development subject to requirements*). ***S27.1*** A 1.5m landscaped buffer separates any private tennis court or half court from side property boundaries; AND ***S27.2*** Courts are fenced with fencing of 3.6m in height for a full sized court or 2.4m in height for a half court; AND ***S27.3*** Any lit tennis court or sports court is located at least 60m from the external wall of an existing or approved residential dwelling on an adjacent or nearby lot (as measured from the centre line of the court); AND ***S27.4*** For lighting— a) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the *site* does not exceed 8 lux when measured at any point 1.5m outside the boundary and at any level from ground level upward; b) all flood lighting is hooded or baffled to direct lighting downward or is of a type that gives no upward component of light when mounted horizontally; c) all flood lighting is setback a minimum of: i 6m from the boundary to any *frontage*; and ii 2m to any other boundary; and d) lighting structures are not more than 8m in height.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Display homes ***O28*** The use does not adversely impact on the residential amenity enjoyed by users of surrounding *dwelling units* through any of the following— a) obtrusive lighting or signage; b) excessive traffic generation or parking congestion; c) evening or early morning noise; or d) invasion of privacy;	***S28.1*** The *display home* is only used between the hours of 8:00a.m. and 6:00p.m; AND ***S28.2*** Not more than 2 employees are engaged in the operation of the *display home* at any one time; AND ***S28.3*** Advertising devices— a) do not exceed a total display area of $3m^2$; b) are erected only on the same *allotment* as the *display home*; and c) do not include the use of bunting or inflatable objects.
One Household Only ***O29*** With the exception of compliant secondary dwellings or approved **Ancillary Dwelling Units** associated with **Agricultural Uses**, only one *dwelling unit* is located on the premises and Class 1 buildings accommodate 1 household only.	***S29.1*** With the exception of a compliant secondary dwelling, the **Detached House** contains no more than 1 kitchen; AND ***S29.2*** With the exception of a compliant secondary dwelling, the **Detached House** contains no more than 1 laundry; AND ***S29.3*** Studios, pavilions or other habitable outbuildings have a *gross floor area* of $50m^2$ or less; AND ***S29.4*** No part of the **Detached house** containing *habitable rooms* is more than 25m from another part of the **Detached house**.
O30 Where located on existing lots within proximity of protected extractive resources, the **detached house** incorporates design, orientation, and construction measures that mitigate the effects of noise, dust, ground vibration, or air blast overpressure from the extractive industry.	***S30.1*** Where located within an extractive resource area on Overlay Maps OM1.5—OM9.5, the **Detached house**— a) is located at least 200m from the extractive resource/ processing area; or b) achieves a minimum Sound Transmission Class rating of 30 for all windows or glass doors on the wall closest to the extractive resource/processing area.

Table 14-29 Removal Homes

14.55 Effects of Works

O31 The *removal home* does not have an adverse impact on the amenity of the premises or surrounding premises. ***Editor's note:*** *Council's Waste and Environmental Health Section has guidelines for the transportation and disposal of building materials containing asbestos. Locally, asbestos can only be disposed of at Council's landfill at Eumundi Road Noosaville.*	***S31.1*** Any part of the *removal home* that is affected by termite attack, borers, dry rot or severe weathering is repaired or replaced using new or sound second-hand materials; AND ***S31.2*** Any part of the removal home that is damaged as a consequence of relocation is repaired using new or sound second-hand materials; AND ***S31.3*** Where located in a *town* or *village*, external surfaces of the building are cleaned and painted.

Table 14-30 — Secondary Dwelling

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.56 Effects of use	
O32 Any second *dwelling unit*— a) is small scale and *ancillary* to the **detached house** on-site; and b) is wheelchair *accessible*; and c) provides an acceptable level of residential amenity to occupants of both on-site dwellings and neighbouring properties.	***S32.1*** Where located in the Detached Housing, Semi-Attached Housing, Attached Housing or Visitor Mixed Use Zone, the second *dwelling unit* has a common wall and common roof with the house on-site and the two dwellings share an interconnecting door; or if located in other areas, is located within 25m of the house on-site; AND ***S32.2*** The second dwelling unit has a gross floor area of not more than 65m^2 where it is fully wheelchair accessible as defined by the Building Code of Australia or 45m^2 otherwise; AND ***S32.3*** The second dwelling unit contains no more than one bedroom; AND ***S32.4*** One car parking space is provided on site for the secondary dwelling in addition to the one required for a detached house

Table 14-31 — Detached houses, Secondary dwellings and Ancillary dwelling units - Rural or Rural Settlement Zones

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements)* Probable solutions (if *code assessment*)
14.57 Effects of Works	
Sloping sites & ridgelines ***O33*** Development in a Rural or Rural Settlement Zone on *sloping sites*— a) is responsive to the natural topography of the *site* to minimise the need for cut and fill; b) does not visually dominate the hill slope or interrupt the skyline; and c) is visually integrated with the natural site characteristics including *vegetation*.	***S33.1*** *Buildings* are not constructed on land with a slope greater than 1 in 3 (33%); AND ***S33.2*** *Buildings* are of split level design that step down the slope or are designed with a suspended floor construction; AND ***S33.3*** Cut or fill is less than 2m in depth relative to natural ground level; AND ***S33.4*** Buildings present no more than 2 storeys at any one point; AND ***S33.5*** The distance between the ground and the lowest part of the floor of the *building* does not exceed 3m; OR ***S33.6*** The *building* incorporates undercroft skirting or screening (e.g. timber battens) to the full height of any undercroft area exceeding 3m above the ground;

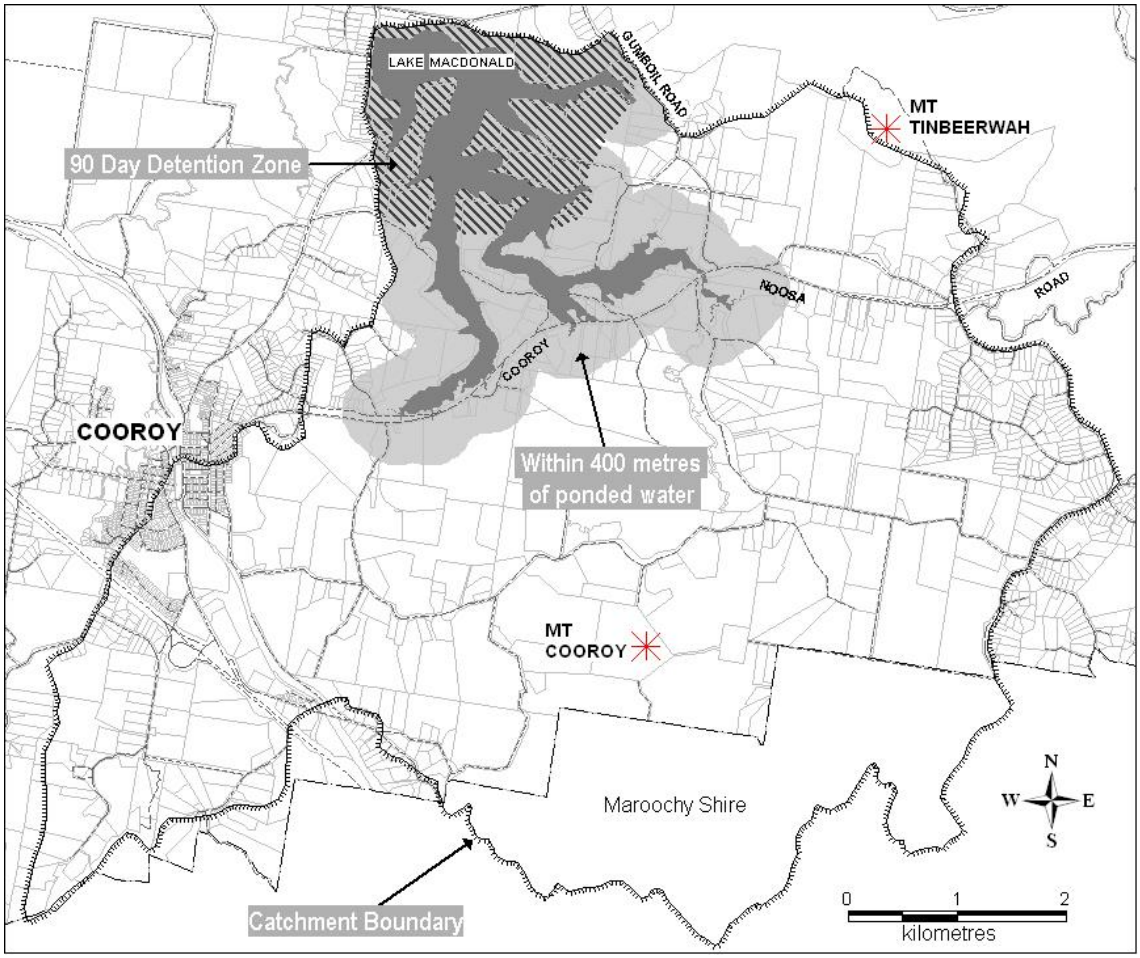
column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements)* Probable solutions (if *code assessment*)
	OR ***S33.7*** The *building* incorporates landscape screening for the full height of any undercroft area exceeding 3m above the ground. *Editor's note* *The following is a useful guide for ensuring that buildings on sloping sites and ridgelines blend with the natural surrounds and minimise glare and reflection. Appropriate colours will depend on the existing native vegetation and backdrop, but may include muted earth/environmental tones such as–* • *green;* • *olive green;* • *blue green;* • *grey green;* • *yellow green;* • *green blue;* • *blue* • *violet,* • *indigo;* • *brown;* • *blue grey; and* • *green yellow*.

Table 14-32 — Detached houses - Special provisions - Noosa Waters estate

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.58 Effects of Works	
O34 The flood detention and amenity functions of areas adjacent to the revetment walls within Noosa Waters Estate are retained and enhanced by ensuring— a) works do not protrude through a batter line of 1:4.5 measured from the centre line of the revetment wall; b) there is no additional load placed on the revetment wall; c) works do not pose a risk to the membrane adjoining the revetment wall; and d) the amenity of the locality is not adversely affected by the building works, filling or excavation works or improvements.	***S34.1*** No building works, filling or excavation works are within 4.5m of the centre line of the top of the concrete revetment wall; AND ***S34.2*** A minimum of 25% of the area within 4.5m of the revetment wall is planted with shrubs and trees with a mature height of 3m or less; AND ***S34.3*** A maximum of 25% of the area within 4.5m of the revetment wall is under hard pavement and the balance is to be grass, ground covers or shrubs provided no shrubs are planted within the first 1m of the revetment wall; AND ***S34.4*** The ground surface within the first metre of the revetment wall is grass or ground cover; AND ***S34.5*** No tree species with a mature height of over 3m are planted within 4.5m of the revetment wall; AND ***S34.6*** Side boundary fences within 4.5m of the revetment wall taper down to a maximum height

	of 1.2m at the revetment wall and no more than 1.5m at a distance of 2.25m from the revetment wall.

Figure 14-7 Lake Macdonald 90-Day Detention Zone & within 400 m of Ponded Water



Editor's notes:

Erosion and sediment control

Persons undertaking development, including building work such as building a Detached house, are required under the Environmental Protection (Water) Policy 1997 (EPP) to ensure that sediment and other material including building waste, sawdust, concrete, cement or paint are not deposited or released into a roadside gutter, stormwater drain or water or into a place where it could reasonably be expected to move or be washed into a roadside gutter or stormwater drain, or that water is not washed from the site. Council enforces the EPP and penalties may apply.

Plumbing and drainage

An approval will be required from Council's Plumbing Section for all plumbing and drainage works.

Driveways

The footpath crossover and driveway for the property will be required to comply with the requirements of the Detached House Driveways Code.

Non-compliance with alternative provisions to the QDC

*Code assessment is not required for **Detached houses** that do not comply with an alternative provision to the QDC. However, an application to Council seeking approval for variation of the alternative provision is required.*

Applicability to ongoing use

*This code is applicable to the use of land for a **Detached house** or **Ancillary dwelling unit** when it is built and for the ongoing use. See section 2.7 of the Noosa Plan*

Division 7A-Community Residence Code

14.58a Community Residence Code

The provisions in this division comprise the Community Residence Code. They are—

- compliance with the Community Residence Code (Section 14.58b);
- overall outcomes for the Community Residence Code (Section 14.58c); and
- specific outcomes, acceptable solutions and probable solutions for the Community Residence Code (Sections 14.58e–14.58f).

14.58b Compliance with the Community Residence Code

Development that is consistent with the specific outcomes in sections 14.58e complies with the Community Residence Code.

14.58c Overall outcomes for the Community Residence Code

14.58ci The overall outcomes are the purpose of the Community Residence Code

14.58cii The overall outcomes sought by the Community Residence Code are to ensure that community residence—

a) only occur on land that is suited for the intended form of development and the occupation and use of the building and site by the residents.

b) are only developed on land which is not located in the vicinity of land uses—

i) which would adversely impact the occupation and use of buildings and the site by the residents; or

ii) which would result in the *residential development* preventing or inhibiting the conduct of existing land uses.

c) are attractive and consistent with the developed character of the particular neighbourhood;

d) retain the natural landscape character and visual quality of hill slopes and ridgelines;

e) offer high levels of amenity, safety and security for the occupants;

f) have an adequate supply of water;

g) where not in a sewerage *service area*, *effluent disposal systems* are designed and sited to minimise adverse effects on the environment; and

h) avoid adverse impacts on environmental values including *environmentally sensitive areas*

14.58d Specific outcomes, acceptable solutions and probable solutions for the Community Residence Code

The specific outcomes sought for the Community Residence Code are included in column 1 of Table 14-32a. Acceptable solutions for *accepted development subject to requirements* and probable solutions for *code assessment* development are included in column 2 of Table 14-32a.

Table 32a — Community residence

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.58e Siting & Effects of Development	
Siting & density ***O1*** The community residence is located so as to ensure that the amenity of established residential neighbourhoods is protected.	***S1.1*** Only one residential 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: 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 code for the applicable locality building does not exceed 8.0 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; AND ***S3.2*** One support worker is permitted to reside on the premises at any time; AND ***S3.3*** The maximum number of support workers attending any day time activity shall not exceed seven over a 24 hour period.
Carparking spaces ***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.
Services and Utilities ***O5*** The community residence is provided with essential urban infrastructure commensurate with its location	***S5.1*** In *urban settlements* the community residence is connected to reticulated water supply, sewerage, stormwater drainage, telephone services and electricity supply; OR ***S5.2*** Outside *urban settlements* the community residence is connected to an on-site effluent treatment and disposal system, on-site water supply, telephone services and electricity supply.[18a]
Landscaping	

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
O6 Landscaping complements and enhances the existing streetscape character by providing plantings that – a) conceal service, car parking and loading areas of developments; and b) facilitates privacy for occupants of the premises and adjoining premises; and c) utilises indigenous vegetation as the major planting 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; AND ***S6.2*** The selection of plant species does not include any weed species or plants identified as undesirable plant species in *PSP3* landscaping Plants and Guidelines.
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 freestanding or fence sign and is less than 0.3 m^2.
Waste storage & disposal ***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 and stored and disposed of in a safe and ecologically sustainable manner.	***S8.1*** Waste storage areas are provided for the collection and separate storage of recyclable, non-recyclable and vegetative waste; AND ***S8.2*** A clinical and related waste management plan must be prepared where required under the *Environmental Protection (Waste Management) Regulation 2000*[18b]*.*

[18a] The *Plumbing and Drainage Act 2003* sets out the requirements for on-site effluent disposal.
[18b] 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.

Division 8—Visitor Accommodation Code

14.59 Visitor Accommodation Code

The provisions of this division comprise the Visitor Accommodation Code. They are—

- compliance with Visitor Accommodation Code (section 1460);
- overall outcomes for Visitor Accommodation Code (section 14.61); and
- specific outcomes and probable solutions for Visitor Accommodation Code (sections 14.62—14.70).

14.60 Compliance with Visitor Accommodation Code

Development that is consistent with the specific outcomes in section 14.62—14.70 complies with the Visitor Accommodation Code.

14.61 Overall outcomes for the Visitor Accommodation Code

14.61.1 The overall outcomes are the purpose of the Visitor Accommodation Code.

14.61.2 The overall outcomes sought for the Visitor Accommodation Code are the following—

a) **Visitor accommodation** is compatible with and benefits from Noosa's natural environmental values;

b) **Visitor accommodation** located near permanent residents does not detract from the residential amenity enjoyed by permanent residents;

c) The density and design of **Visitor accommodation** integrates with the urban or landscape fabric of its particular locality;

d) **Visitor Accommodation** in an *urban zone* or *service area* is provided with appropriate connection to reticulated sewerage, water supply, stormwater drainage, electricity, and telecommunications services;

e) **Visitor accommodation** is energy and water efficient;

f) **Visitor accommodation** is compatible with surrounding land uses; and

g) **Visitor accommodation** is suitable to the needs of visitors and is accessible to services and facilities or valued features within the Shire.

14.62 Specific outcomes and probable solutions for the Visitor Accommodation Code

The specific outcomes for the Visitor Accommodation code are included in column 1 of Table 14-33 to Table 14-39. Probable solutions for *code assessment* development are included in column 2 of Table 14-33 to Table 14-39.

Table 14-33 All Visitor accommodation

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.63 Effects of use	
Electricity supply infrastructure ***O1*** The development does not adversely impact on existing or future electricity supply infrastructure; AND ***O2*** All uses and works maintain an adequate safe distance from electrical infrastructure including substations, overhead powerlines, power poles and transformers.	***S1.1*** No solution provided ***S2.1*** Development for uses adjacent to or within 50m of an existing electricity substation incorporates noise attenuation measures to mitigate noise impacts; AND ***S2.2*** *Buildings* and *structures* (including swimming pools, sheds, tennis courts and outbuildings) are not constructed under overhead electricity transmission lines, or within electricity easements.
Scale ***O3*** **Visitor accommodation** is at a scale and nature complementary and respectful to its surroundings and does not unduly impact on adjacent or surrounding land uses or the amenity of the surrounding area.	No solution provided
Mitigation of noise impacts ***O4*** Development is designed and sited to avoid adverse noise impacts associated with neighbouring noise sources by— a) locating the use away from major noise sources such as busy roads or rail corridors: or b) applying appropriate noise attenuation measures into the development.	***S4.1*** **Visitor accommodation** is not located along parts of the *major road network* which have a legal speed limit of 80km/hr or above, and is setback 40m from the North Coast railway line.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Ancillary recreation uses ***O5*** *Ancillary* recreation uses, such as outdoor tennis courts and half netball courts, do not have an adverse effect on the amenity enjoyed by users of adjacent or nearby premises nor do they cause unreasonable disturbance to local fauna through light emissions, by ensuring that lighting devices are limited to those designed and installed to: a) minimise light spillage on neighbouring premises; b) preserve an acceptable degree of lighting amenity at the neighbouring premises; c) provide covers or shading around lights; d) direct lights downwards; e) position lights away from possibly affected areas; and f) enable brightness of lights to be adjusted to low levels. AND ***O6*** Noise originating from the use of the tennis court does not have a detrimental effect on the amenity of the area or cause nuisance to neighbouring residents.	***S5.1*** If the use involves *ancillary* use of outdoor courts including tennis courts, half courts and netball courts—the use complies with the requirements in Section 2 of *PSP*8 *Tennis and Other Courts*; AND ***S5.2*** A 3m wide landscaped buffer is provided between the tennis court and any boundary of the site; AND ***S5.3*** Any lit tennis court or sports court is located at least 60m from the external wall of an existing or approved residential dwelling on an adjacent or nearby lot (as measured from the centre line of the court); AND ***S5.4*** 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 1.5m outside the boundary and at any level from ground level upward; AND ***S5.5*** Any flood lighting is restricted to the types that give no upward component of light where mounted horizontally (i.e. a full cut off luminare). ***S6.1*** The court is not used between the hours of 10:00pm and 6:30am the following day.
Traffic and access ***O7*** Safe vehicular access is provided to and from the site without adversely impacting on the safety of the road network;	***S7.1*** Visitor Accommodation is directly accessible from a sealed road or a good standard gravelled road; AND ***S7.2*** Driveways do not exceed a gradient of 1 in 4 (25%); AND ***S7.3*** Where the site gains access from part of the *Major Road Network*, vehicle manoeuvring areas are provided in accordance with Section 3 of *AS 2890.1 Parking Facilities (Part 1: Off-street Carparking)* so vehicles enter and leave the *site* in a forward gear.
Water supply and conservation ***O8*** An adequate, safe and reliable water supply is available to the premises. AND ***O9*** On-site water storage is designed and operated to support the efficient use of water.	***S8.1 & S9.1*** Where outside a reticulated water *service area*— a) a rainwater tank of a minimum capacity of 4,000 litres is to be provided for each *accommodation unit*; and b) there is to be on the lot a dam, swimming pool or water tank accessible for use by the

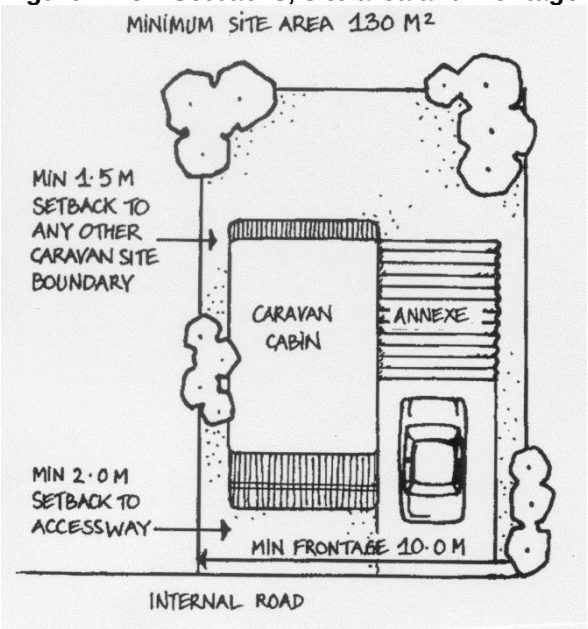
column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	fire brigade that contains at least 5,000 litres of water. ***Editor's note**:* *The 5,000 litres required can be included within the water required in S8.1 & S9.1 providing it is accessible for the purpose of fire fighting at all times and not used for other domestic purposes.*
Effluent disposal ***O10*** The provision of an *effluent disposal system* is provided to maintain acceptable public health standards and avoid *environmental harm*[23].	No solution provided ***Editor's note*** *PSP24 – Effluent Disposal details requirements for the design and siting of effluent disposal systems where located outside a sewerage service area. Compliance with PSP24 will be considered as part of Council's assessment of the plumbing and drainage application*
14.64 Amenity	
Safety and security ***O11*** For **Visitor accommodation Type 4,** buildings and outdoor spaces are designed to protect the personal security and safety of residents by allowing for natural surveillance	***S11.1*** The building entrance is clearly identifiable and visible from the street, footpath and driveway; AND ***S11.2*** The internal path network has clear sightlines to the dwelling entry and street access points; AND ***S11.3*** Visitors have direct *access* to the entrance without passing through *private open space* areas.
Emergency access ***O12*** For **Visitor accommodation Type 2 or 4,** site design and layout ensures efficient *access* and egress for emergency vehicles.	No solution provided

[23] Council may request additional information on the proposed method of effluent disposal to ensure the nature of the development is compatible with environmental values. Refer to *PSP*1 – Information Council May Request.

Table 14-34 — Type 1 – Home hosted

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements)* *Probable solutions* (if *code assessment*)
14.65 Effects of use	
Site Suitability ***O13*** The *site* has adequate area for the proposed use, including necessary visitor parking, without adverse impact on neighbouring properties.	***S13.1*** The *site* has an area of at least a) 4,000m^2 in the Rural Settlement or Rural Zone or b) 800m^2;in any other zone ***S13.2*** The detached house used for the purpose of **Home hosted accommodation** is situated not less than 10m from a property boundary.
O14 **Home-hosted accommodation** is sited to avoid land use conflicts with residents and **Agricultural Uses** on adjacent or surrounding premises.	***S14.1*** The detached house used for the purpose of **Home hosted accommodation** is situated not less than 50m from **Agricultural Uses** on adjoining premises; AND ***S14.2*** The detached house used for the purpose of **home hosted accommodation** is situated at least 40m from the property boundary of any property over 4ha in area located in the Rural Zone; AND ***S14.3*** The home hosted accommodation is directly accessible from a sealed road or a good standard gravelled road.
Visual amenity and character ***O15*** Building works to the *dwelling unit*— a) are of a scale and character consistent with surrounding residential buildings; and b) visually integrate and are compatible with any existing building, the topography and *vegetation* on-site.	***S15.1*** The use is carried out within a detached house or where it is in a separate wing or pavilion it is no more than 25m from and connected to the living and dining areas of the detached house by a covered walkway. ***S15.2*** No more than 3 guest bedrooms are provided for a total of no more than 6 guests.
Guest facilities ***O16*** An acceptable standard of privacy and facilities is provided for guests	***S16.1*** 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; AND ***S16.2*** A separate bathroom and toilet facility is provided within the detached house for the exclusive use of guests.
O17 Guest accommodation is not self-contained	***S17.1*** Guests do not have their own laundry or food preparation facilities
O18 Sufficient parking spaces are provided on the site to cater for guests	***S18.1*** One on-site car parking space per guest bedroom is provided in addition to the car parking space required for the detached house.

Table 14-35 — Type 2 - Caravan parks

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.66 Effects of use	
Siting ***O19*** Caravan parks are located on premises that are large enough to accommodate the anticipated number of occupants, administrative functions, amenities, recreational facilities carparking and *landscaped area*.	***S19.1*** The minimum site area for a caravan park is a) In the Rural Zone – 10ha b) In all other zones – 1ha.
O20 Caravan Parks are appropriately sited so as not to generate land use conflicts with neighbouring residents and Agricultural Uses;	***S20.1*** Where located outside of the *urban settlements* the caravan park buildings, recreational facilities and sites are situated not less than a) 50m from **Agricultural Uses** on adjoining premises; and b) 40m from the property boundary of any property over 4ha in area located in the Rural Zone.
O21 Caravan parks are located so as to conserve the productive characteristics of agricultural land	***S21.1*** The caravan park is not located on land within the Agricultural Land Conservation Area as shown on the Natural Resources Overlay Maps.
Setbacks and density ***O22*** *Caravan*, tent and *cabin* sites are located to enable— a) *caravans* to be easily manoeuvred onto or removed from sites from internal roads; and b) adequate separation between sites and property boundaries to ensure visual and acoustic privacy for occupants. **Figure 14-8—Setbacks, site area and frontage**  	***S22.1*** *Caravan*, tent and *cabin* sites— a) are not less than 130m^2; b) have a minimum *frontage* of 10m; c) are setback 1.5m from the boundary of any adjoining *caravan*, tent or *cabin* site; d) are setback 3m from any adjoining building; e) are setback 2m from an internal road; f) are setback a distance of at least 12m from any *frontage* and 5m from any other site boundary; and g) provide for setbacks that are planted with native *vegetation* that can grow in a range of heights to at least 5m so as to act as a *buffer area*. (See Figure 14-8—Setbacks, site area and frontage) AND ***S22.2*** The maximum caravan site density does not exceed 40 sites per hectare.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Site layout ***O23*** For caravan parks— a) the entrance and exit is of sufficient width to allow for 2 vehicles towing caravans to safely pass one another; b) a short term parking area is provided near the office to allow for check-in and check-out; and c) the internal road layout and design caters for all anticipated vehicle use enabling suitable manoeuvrability and safety and avoiding congestion; AND ***O24*** The office is located near the entrance to the premises.	***S23.1*** The entrance road width meets the following minimum requirements— a) for a two-way entrance/exit road– 7m; or b) for a one-way entrance road– 7m if incorporating a standing bay, or otherwise– 4m; or c) for a one-way exit road– 4m; AND ***S23.2*** A short term standing area with minimum dimensions of 4m x 20m is provided either as a separate bay or as part of a one-way entrance road; AND ***S23.3*** For internal roads— a) vehicular access is provided to each *caravan*, tent and *cabin* site; b) emergency vehicles can *access* all buildings and each *caravan*, tent and *cabin* site; c) roads have a drained all weather surface; and d) roads have a minimum width of 4m if one-way or 6m if two-way. ***S24.1*** No solution provided
Parking and manoeuvring ***O25*** Sufficient carparking, wash-down and manoeuvring areas are provided to meet the needs of residents, visitors and other users.	No solution provided
Pedestrian access ***O26*** Safe and effective pedestrian access is provided to the office and any associated shop, common toilets, ablutions, laundry buildings and clothes drying areas.	***S26.1*** Pedestrian pathways are not less than 1m wide and provide convenient linkages to park facilities; AND ***S26.2*** Speed control devices are provided along internal access roads and comply with Section 2.13 of *Queensland Streets*.
Lighting ***O27*** All internal caravan park roads and areas of pedestrian activity have safe and practical lighting, which is designed to minimise light nuisance to individual sites and to other areas within and outside the park.	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Recreational areas and open space ***O28*** Adequate *landscaped area* is provided for the benefit of occupants of the park, which— a) provides opportunities for both passive and active recreational pursuits; b) is designed, located and maintained for maximum safety of park occupants and visitors; c) is dispersed throughout the park for increased amenity and usability; and d) includes planting of suitable tall standing trees.	***S28.1*** A minimum of 30% of the *site*, inclusive of any *buffer* or *setback* areas, is developed and maintained as *landscaped area* for the use of occupants, exclusive of clothes drying areas.
Car washing spaces ***O29*** Car washing spaces are designed and managed so that grease and other substances are prevented from entering the stormwater system.	***S29.1*** Car washing spaces are to be paved and connected to a drainage system fitted with a grease trap.
Storage and repair areas ***O30*** Areas for the storage and incidental repair of occupant's boats, trailers and vehicles do not detract from the visual amenity of the area.	No solution provided.
Toilet and ablution facilities ***O31*** All occupants have convenient access to toilet and ablution facilities.	***S31.1*** Toilet and ablution facilities are located within 80m of every van and tent site but not closer than 15m to any van or tent site.
Laundry and clothes drying facilities ***O32*** Laundry and clothes drying facilities are provided for guests.	No solution provided.
Waste storage & disposal ***O33*** Waste storage bins are provided for the convenience of park users, without causing nuisance to caravan park residents or the occupants of adjoining properties.	***S33.1*** Waste storage is provided in accordance with *PSP9 Waste Management*.

Table 14-36 Type 3 – Rural Accommodation

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.67 Effects of use	
Rural amenity ***O34*** **Rural accommodation** is established in the rural areas of the Shire in a manner that protects the amenity of the rural areas while offering moderate to high levels of access to urban facilities.	***S34.1*** **Rural accommodation** is located on *sites*— a) located in the Rural Zone or Rural Settlement Zone; and b) which have an area of at least 4 ha
O35 **Rural accommodation** is associated with rural production, agricultural pursuits and promoting the natural environment and takes the form of farmstays, bed and breakfasts, cabins, cottages or a small guest lodge.	***S35.1*** Rural accommodation does not exceed a site density of — a) 2 *cabins* per hectare; or b) 2 guest bedrooms per hectare, providing the overall number of cabins and guest bedrooms does not exceed 6.
O36 **Rural accommodation** is appropriately sited so as not to generate land use conflicts with neighbouring residents and **Agricultural Uses**; AND ***O37*** The scale, design and external finish of buildings:- a) complements the rural character and/or natural character of the area and integrates with the surrounding landscape; and b) incorporates colours and finishes that allow the buildings to blend in with the natural and/or rural landscape.	***S36.1*** **Rural accommodation** buildings are— a) situated no less than 50m from **Agricultural Uses** on an adjoining property; and b) situated no less than 40m from the property boundary of any adjoining lot; AND ***S36.2*** Rural accommodation is located so as not to overlook the living areas of neighbouring properties. ***S37.1*** Buildings and other structures— a) take the form of small separate buildings which are visually separated; b) comprise a mix of lightweight (low mass) and textured external materials, such as timber cladding and corrugated iron roofs; c) reflect the line, form, colour and texture found in the existing landscape and do not replicate artificial or imported themes; d) use muted earth/environmental tones that blend with the rural and/or natural environment; and e) incorporate low reflective roofing.

Table 14-37 — Type 4 – Conventional (*Visitor hostel*)

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.68 Effects of use	
Siting ***O38*** *Visitor hostels* are established close to natural attractions and urban services and facilities where they do not unduly impact on residential amenity.	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Scale ***O39*** *Visitor hostels* are at a scale and density compatible with surrounding land uses.	No solution provided
Privacy ***O40*** *Visitor hostels* are designed to ensure privacy for occupants of the premises and adjoining residential uses through— a) locating potentially noisy activity areas (communal open space, kitchen, dining and facilities) internal to the development rather than on the perimeter of the premises; and b) avoiding overlooking of the windows or private open space of adjoining properties.	***S40.1*** Outdoor sitting areas, common rooms and recreational facilities are located at least 10m from the property boundary of adjoining land included in a *residential zone*; AND ***S40.2*** Windows, doors and *balconies* are located so as not to face windows, *balconies* or the *private open space* of adjoining residential premises which are less than 12m away.
Kitchen, bathroom and dining facilities ***O41*** All guests and staff have *access* to— a) internal bathrooms and sanitary facilities; and b) common kitchen and dining facilities.	No solution provided.
Kitchen and dining ***O42*** Kitchen and dining areas are large enough to accommodate all occupants and have adequate kitchen and dining facilities.	***S42.1*** Kitchen and dining areas are not less than 5% of the hostel's total *gross floor area.*
Common rooms ***O43*** A common room, sufficient in size to accommodate 60% of occupants at any one time, is provided.	***S43.1*** A common room with a minimum floor area of not less than 7% of the *visitor hostel's* total *gross floor* area is provided; AND ***S43.2*** If the *visitor hostel* has a restaurant or café, it is of a size to accommodate 50% of the total occupants at any one time and is no less than 5.5% of the total *gross floor area*.
Communal sitting areas ***O44*** Comfortable and useable outdoor sitting area is provided which receives natural sunlight and breezes.	***S44.1*** The outdoor sitting area has a minimum area of 8% of the hostel's total *gross floor area* and is oriented towards the north.
Reception areas ***O45*** A reception area marks the entrance of the hostel and is clearly visible and weatherproof.	***S45.1*** The reception area has a minimum floor area of $12m^2$ and is visible from the street; AND ***S45.2*** The reception area is undercover providing shelter from inclement weather.
Laundry and clothes drying facilities ***O46*** Visitors and staff have *access* to adequate laundry and clothes drying facilities on-site.	***S46.1*** A laundry provided on the premises has a minimum floor area of 3% of the *visitor hostel's* total *gross floor area*; AND ***S46.2*** An outdoor clothes drying area receiving unrestricted sunlight for at least two hours per day is provided on-site and is accessible for the use of guests.
Vehicle parking and access ***O47*** The operation of a *visitor hostel* avoids the parking of buses that are associated with the use, and with a capacity of 30 persons of	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
more, within any street lower than a collector road status.	

Table 14-38 — Type 4 – Conventional (Urban Guesthouse)

column 1 Specific Outcomes	column 2 Probable solutions (if code assessment)
14.69 Effects of use	
Amenity ***O48*** *Guesthouses* are located in areas that— a) are within walking distance of the Shire's natural attractions and/or urban services and facilities; and b) do not unduly affect the amenity of the neighbouring residential area.	***S48.1*** *Guesthouses* are located in— a) the towns of— i. Peregian Beach; or ii. Cooroy; or iii. Pomona; and b) the villages of— i. Boreen Point, or ii. Cooran, or iii. Kin Kin.

Table 14-39 — Type 4 – Conventional (Motel or Resort Style)

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.70 Effects of use	
Access & parking ***O49*** Parking and vehicular access is conveniently, safely and efficiently provided for visitors, operators and service providers; AND ***O50*** Visitor carparking spaces are accessible at all times; AND ***O51*** Visitor carparking spaces do not hinder the *access* or movement of any vehicle on-site.	***S49.1*** No solution provided. AND ***S50.1*** Visitor carparking spaces are accessible at all times and are not located behind locked gates. ***S51.1*** Visitor carparking spaces are not located in tandem with a garage or other carparking space
Laundry and clothes drying facilities ***O52*** Guest laundries and drying facilities are designed to be energy efficient without detracting from the amenity of the premises.	***S52.1*** Any *accommodation unit* fitted with a laundry or washing machine also has a clothes drying area with a fixed clothes line, open to breezes and located to receive sunlight (filtered or direct) for at least two hours per day; AND ***S52.2*** Clothes drying areas are screened from adjoining properties and *frontage*s.

Division 9—Advertising Devices Code[24]

14.71 Advertising Devices Code

The provisions of this division comprise the Advertising Devices Code. They are—

- compliance with Advertising Devices Code (section 14.72);
- definitions of Classes of Advertising Devices (section 14.73);
- overall outcomes of the Advertising Devices Code (section 14.74); and
- specific outcomes, acceptable solutions and probable solutions for the Advertising Devices Code (sections 14.75—14.81).

14.72 Compliance with the Advertising Devices Code

Development that is consistent with the specific outcomes in section 14.75—14.81 complies with the Advertising Devices Code.

14.73 Definitions of Classes of Advertising Devices

Various types of advertising device are described and illustrated below.

Table 14-40 – Wall or façade sign types

Advertising device type	Written description
Business name plate	An *advertising device* intended to display the name or occupation of the business occupant, whether painted or otherwise affixed to a building wall, fence or freestanding.
Wall sign	An *advertising device* painted on or otherwise affixed flat to the wall of a building.
Hamper sign	An *advertising device* painted or otherwise affixed above the door head and below the awning level or verandah of a building.
Vertical sign	An *advertising device* attached and mounted at right angles to the façade of a building.
Stallboard sign	An *advertising device* painted or otherwise affixed below the ground storey window of a building.
Window sign	An *advertising device* painted on, displayed in, or otherwise affixed to the exterior or inner surface of the glazed area of a building.

Table 14-41 Roof sign types

Advertising device type	Written description
Created roofline sign	An *advertising device* positioned on the roof, façade or wall of a building which changes the horizontal or angular lines of the roof.
Rooftop sign	An *advertising device* fitted to the roof of a building with no relation to the architectural design or appearance of the building.

[24] Advertising Devices not regulated by The Noosa Plan may be regulated by a Local Law. See Council

Advertising device type	Written description
Written roof sign	An *advertising device* that is painted or otherwise affixed to the roof cladding of a building.

Figure 14.9 Rooftop, Wall, Sign Written Roof, Blind and Vertical Signs

Table 14.42 - Awning sign types

Advertising device type	Written description
Above awning sign	An *advertising device* located on top of an awning or verandah.
Awning face sign	An *advertising device* painted on or otherwise attached to the front or end face of an awning or canopy structure.
Blind sign	An *advertising device* painted or otherwise affixed to a solid or flexible material suspended from the edge of an awning, verandah or wall.
Created awning line sign	An *advertising device* attached to and extending beyond the facia of an awning or the like.
Below awning sign	An *advertising device* attached from underneath or suspended from an awning, verandah or the like and above the footpath.

Figure 14-10 Awning sign types

Table 14-43 Freestanding sign types

Advertising device type	Written description
Pylon sign	A freestanding *advertising device*, that incorporates its own structure and is fixed to the ground.

Figure 14.11 Freestanding sign types

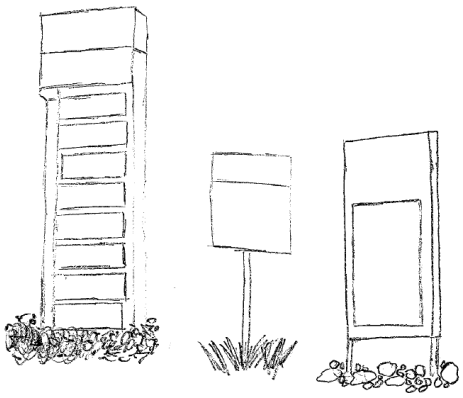


Table 14.44 Fence sign types

Advertising device type	Written description
Fence sign	An *advertising device* painted or affixed flush to a fence.
Sporting field fence sign	An *advertising device* painted or otherwise affixed to the inside of a fence around a sporting field.

Figure 14.12 Fence sign types

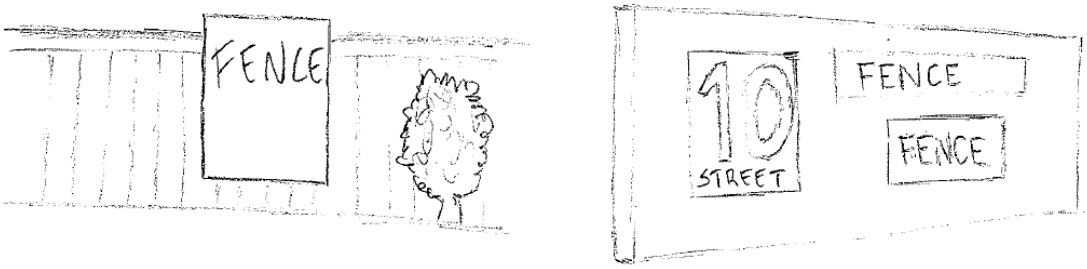


Table 14-45 Miscellaneous (other) sign types

Advertising device type	Written description
Bunting/Banner	Any decorative flags, pennants or streamers connected by thread, rope, ~~or~~ wire, or any flexible materials.
Three-dimensional sign	An *advertising device* which is designed to replicate or copy a real world object or shape.
Flagpole sign	An *advertising device* in the form of a flag, which includes only, any national flags and company corporate flags and is flown from a masthead or suspended from any structure or pole.
Moving Sign	An *advertising device,* displaying moving messages.
Projected Sign	A projected *advertising device* displayed on a surface by the projection of light or laser

Advertising device type	Written description
Portable trailer /vehicle sign	An advertising device mounted on a trailer or on a vehicle and parked for more than five minutes
Community Service Organisations	An advertising device for Community Service Organisations including religious groups and sporting clubs.

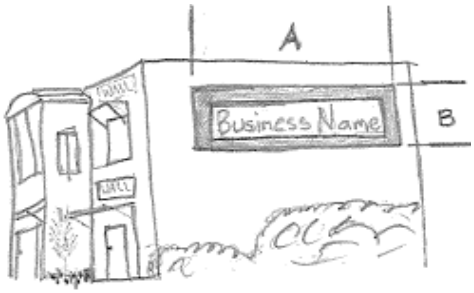
Signface area means—

a) the area of the smallest rectangle that can wholly contain the advertising device, inclusive of any logos, branding, images, colours, decorative lines, stripes, borders and architectural trims that immediately surround the advertising; or

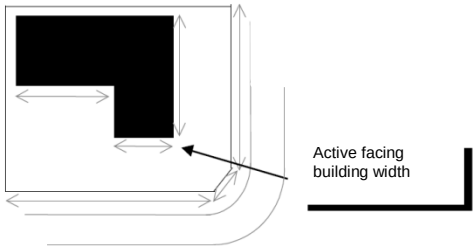
b) if a flag, the area of the smallest rectangle that can wholly contain the flag.

Sign face area is:

Area of sign in metres = A x B



Where total *signface area* relates to active facing building width refer to the figure below



14.74 Overall outcomes for the Advertising Devices Code

14.74.1 The overall outcomes are the purpose of the code.

14.74.2 The overall outcomes sought for the Advertising Devices Code are the following—

a) advertising devices complement and do not detract from the desirable characteristics of the natural and built environment in which the advertising devices are exhibited;

b) advertising devices are designed and integrated into the built form so as to minimise visual clutter;

c) advertising devices do not adversely impact on the visual amenity of scenic routes, high scenic areas, heritage or character areas, public open space or the *major road network* nor from the rural or residential amenity enjoyed by residents of and visitors to Noosa;

d) *advertising devices* do not adversely impact on the amenity of rural, rural residential or residential areas and visitors to Noosa;

e) advertising devices do not pose a hazard for pedestrians, cyclists or drivers of motor vehicles;

f) *advertising devices* accommodate the legitimate need to provide directions and business identification in a manner that is consistent with achieving overall outcomes (a) to (e) above and,

g) the following advertising devices are not located in Noosa Shire—

i. balloons or other gas filled advertising devices;

ii. blind signs;

iii. moving signs;

iv. all roof signs;

v. signs illuminated by, or incorporating neon lighting;

vi. signs with a signface area exceeding the Acceptable Solutions of this Code or 4m2, whichever is the lesser;

vii. 3-Dimensional signs;

viii. any combination of signs on one premise with a combined signface area exceeding the acceptable Solutions of this Code or 10m2 whichever is the lesser;

ix. bunting/Banners;

x. portable Trailer signs;

xi. projected signs;and

xii. third party signs.

14.75 Specific outcomes, probable solutions and acceptable solutions for the Advertising Devices Code

The specific outcomes sought for the Advertising Devices Code are included in column 1 of Table 14-46. Acceptable solutions for *accepted development subject to requirements* and probable solutions for *code assessment* development are included in column 2 of Table 14-46.

Table 14-46 –All advertising devices

column 1 **Specific Outcomes**	**column 2** **Acceptable solutions (if *accepted development subject to requirements*)** **Probable solutions (if *code assessment*)**
14.76 Inconsistent advertising devices	
O1 The following advertising devices are inconsistent with the overall outcomes sought by this Code and are not located in Noosa Shire— a) Balloons or other gas filled advertising devices b) *Blind signs* c) *Moving signs* d) *All roof signs*	**S1.1 Advertising devices do not include**: a) Balloons or other gas filled advertising devices b) *Blind signs* c) *Moving signs* d) *All roof signs* e) Signs illuminated by, or incorporating, neon lighting;

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
e) Signs illuminated by, or incorporating, neon lighting; f) Signs with a *signface area* exceeding the Acceptable Solutions of this Code or $4m^2$, whichever is the lessor g) 3-Dimensional sign h) Any combination of signs on one premise with a combined *signface area* exceeding the Acceptable Solutions of this Code or $10m^2$ whichever is the lesser i) Bunting/Banners j) Portable Trailer signs k) Projected signs l) Third party signs.	f) Signs with a *signface area* exceeding the Acceptable Solutions of this Code or $4m^2$, whichever is the lessor g) 3-Dimensional sign h) Any combination of signs on one premise with a combined *signface area* exceeding the Acceptable Solutions of this Code or $10m^2$ whichever is the lesser i) Bunting/Banners j) Portable Trailer signs k) Projected signs l) Third party signs.
14.77 General design and amenity	
O2 Advertising devices— a) are compatible with the existing and future planned character of the locality in which they are situated; b) are compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscapes and other advertising devices on the site; c) are of a scale, proportion and form that is appropriate to the streetscape or other setting in which it is located; d) are designed, sited and integrated to: • not contribute to the proliferation of visual clutter; • not unduly dominate the visual landscape; • maintain views or vistas of private and public value; and • protect the visual amenity of scenic routes; and e) are designed to achieve a high standard of architectural, urban and landscape design or at least not detract from the architectural, urban or landscape design standards of a locality (including any streetscape improvement programs implemented by the council).	***S2.1*** Complies with the requirements specified in Column 2 of Table 14-47 Specific requirements for types of advertising devices.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.78 Safety	
O3 Advertising devices— a) are designed so as to not create a traffic, pedestrian or cyclists safety hazard; b) are constructed to an appropriate standard to ensure public safety; and c) utilising electricity are safe and electrical componentry is integrated into the device.	***S3.1*** The advertising *device* does not physically obstruct the passage of pedestrians or vehicles. ***S3.2*** The *advertising device* does not restrict sight lines at intersections and site *access* points. ***S3.3*** No support, fixing or other system required for the proper installation of the *advertising device* is exposed. **S3.4** All conduits, wiring, switches or other electrical apparatus installed on the *advertising device* are concealed from view. ***S3.5*** No electrical equipment is mounted on exposed surfaces of the *advertising device*.
Electricity supply infrastructure ***O4*** All uses and works maintain an adequate safe distance from electrical infrastructure including substations, overhead powerlines, power poles and transformers; AND ***O5*** *Structures* are not constructed under overhead electricity transmission lines, within *electricity transmission line easements*.	**S4.1** Advertising devices maintain an adequate distance from electrical infrastructure including a substation, overhead powerlines, power poles and transformers. **S5.1** Advertising devices are not located or constructed under overhead transmission lines or within electricity line easements.
14.79 Maximum total signface area for all signs on a site	
O6 The maximum signface area of all advertising devices on a site— a) does not unduly detract from a building, site or local area; b) does not visually dominate the appearance of a building; c) bis not visually intrusive in the streetscape or other setting in which it is located; d) is compatible with the scale and extent of active street facing building; and e) does not exceed 10m² per premises	**S6.1** The total signface area of all advertising devices per tenancy does not exceed 0.75m² of signface area per linear metre of active street facing building or 10m², whichever is the lesser.
14.80 Illumination, lighting and movement	
O7 An advertising device only incorporates illumination and lighting where it:- a) is appropriate to its setting and is compatible with the visual amenity of the surrounding area; b) does not cause an environmental nuisance or distraction; **c)** does not create glare, reflecting or flaring of colours; and	**S7.1** Illuminated signs are not located in a Residential Zone, Rural Zone or Open Space Conservation Zone. **S7.2** Where the *advertising device* is illuminated, it:- a) has a maximum luminance of 350 candelas per m²; b) does not incorporate flashing lights;

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
d) will not create a potential safety hazard, including a traffic safety hazard.	c) is switched off between 11:00pm and sunset of the following day; and d) is limited to 1 sign per tenancy.
O8 An *advertising device* does not move or incorporate elements that give the impression of movement.	***S8.1*** Advertising devices do not move, display moving messages or incorporate elements that give the impression of movement.

Table 14-47 – Specific requirements for all types of advertising device

Column 1 Advertising device type	Column 2 Specific requirements
Wall or Facade Sign Types	
Business name plate	(a) is limited to one sign per tenancy; (b) is attached to a fence, wall or building face at street level; (c) does not exceed a maximum *signface area* of 0.3m²; (d) is not illuminated; and (e) has a maximum height of 2 metres.
Wall sign	(a) does not obscure any window or architectural feature; (b) does not project beyond the edges of the wall to which it is attached or over the boundary of any adjoining site; (c) does not exceed a maximum *signface area* of 4m²; (d) is not more than 300mm thick.
Hamper sign	(a) is limited to that area between the door head and the underside of the verandah or awning roof; (b) does not extend beyond the length of the building wall above the door head; (c) is not more than 300mm thick; (d) does not exceed a maximum *signface area* of 4m²
Vertical sign	(a) does not exceed a maximum *signface area* of 1.5m² per side; (b) does not project beyond any awning or verandah of the building to which it is attached; (c) does not project above the roofline of the building to which it is attached; and (d) is limited to a maximum of one sign per site (including a site with multiple occupancy buildings).
Stallboard sign	(a) is limited to the area below a street front window; (b) is designed such that the *signface* is recessed inside the stallboard facing; (c) does not protrude onto a road such that it could injure or obstruct the passage of pedestrians; and (d) does not exceed a maximum *signface* area of 4m².
Window sign	(a) does not cover/obscure more than 50% of a glazed area of the building or 4m² is whichever is the lesser.
Awning sign types	
Above awning sign	(a) is erected only where it can be demonstrated that there is no opportunity to make use of an alternative sign type; (b) does not project above the roofline of the building to which it is attached; (c) does not exceed a total *signface* area of 1.5m²; (d) is not within 1.5 metres of any side property boundary; and (e) limited to one sign per building.

Column 1 Advertising device type	Column 2 Specific requirements
	Note—a streetscape or landscape analysis prepared by a competent person may be required in support of a development application for an above awning sign.
Awning face sign	(a) has a *signface area* that does not exceed 4m²; (b) does not project above or below the awning face.
Below awning sign	(a) is oriented at right angles to the building frontage; (b) is not more than 75% of the width of the awning or verandah to which it is attached; (c) has a maximum height of 600mm and maximum depth of 300mm; (d) does not exceed a maximum total *signface area* of 1.5m²; (e) has a minimum clearance of 2.4m between the lowest part of the sign and the footway pavement; (f) is centrally located along the frontage of each shop or tenancy; (g) is not closer than 3 metres to any other under awning sign or within 1.5 metres of any side property boundary; and (h) maximum of one sign per tenancy.
Freestanding Sign Types	
All freestanding signs	(a) do not exceed a maximum height of 5m and a *signface area* of 4m²; (b) ensure that not more than one (1) freestanding sign is erected on any *site* (including a site with multiple occupancy buildings.
Pylon sign	(a) is mounted as a freestanding structure in a landscape environment; (b) is situated at least half its height from any *site* boundary; (c) is designed and treated in such a way that the supporting framework and the back of the *signface area* blend with the surrounding *streetscape* or field a view; and (d) has a maximum thickness not exceeding 75mm per metre of height above ground level; Note—a streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a pylon identification sign or billboard identification sign.
Fence Sign Types	
Fence sign	(a) does not exceed a *signface area* of 1m² per linear metre of fence length to which the sign is attached to a maximum *signface area* of 4m² whichever is the lesser; and (b) does not project above or beyond the fence to which the sign is attached.
Sporting field fence sign	(a) is positioned on the inside (sports field) facing side of the fence only; (b) does not project above or beyond the fence to which it is attached; (c) in any case, does not exceed 1.2 metres in height; and (d) is placed so as not to pose a risk or injury to spectators or participants.
Miscellaneous (Other) Sign Types	
Three-dimensional sign	A three dimensional sign complies with the requirements that would be applicable to the sign if it were not three-dimensional in shape (i.e. wall or façade sign requirements, awning sign requirements, rood sign requirements or freestanding sign requirements). Note—a streetscape analysis prepared by a competent person may be required in support of a development application for a three-

Column 1 Advertising device type	Column 2 Specific requirements
	dimensional sign.
Flagpole sign	(a) is limited to one (1) flag per 10 metres of street front boundary to a maximum of 3 flags whichever is the lesser; (b) does not exceed a maximum *signface area* of 2m²; and (c) does not exceed a maximum height of 5 metres above ground level.
Community Service Organisations	The sign refers to the name, premises, activity, forth coming events and/or undertakings of the organisation, and no more than 25% of the total *signface area* shall advertise a club sponsor.

Division 10—Building Removal, Relocation and Demolition Code

14.81 Building Removal, Relocation and Demolition Code

14.81.1 The provisions in this division comprise the Building Removal, Relocation and Demolition Code. They are—

- compliance with the Building Removal, Relocation and Demolition Code (section 14.83);
- overall outcomes of the Building Removal, Relocation and Demolition Code (section 14.84); and
- specific outcomes, acceptable solutions and probable solutions for the Building Removal, Relocation and Demolition Code (sections 14.85—14.89).

14.82 Compliance with the Building Removal, Relocation and Demolition Code

Development that is consistent with the specific outcomes in section 14.85 —14.89 complies with the Building Removal, Relocation and Demolition Code.

14.83 Overall outcomes for the Building Removal, Relocation and Demolition Code

14.83.1 The overall outcomes are the purpose of the Building Removal, Relocation and Demolition Code.

14.83.2 The overall outcomes sought for the Building Removal, Relocation and Demolition Code are the following—

a) Works do not have anadverse impact on—

i the health or safety of people;

ii the amenity of surrounding areas;

iii infrastructure; and

iv the environment and environmental processes.

14.84 Specific outcomes and probable solutions for the Building Removal and Demolition Code

The specific outcomes sought for the Building Removal, Relocation and Demolition Code are included in column 1 of Table 14-42 to Table 14-43. Acceptable solutions for *accepted development subject to requirements* and probable solutions for *code assessment* development are included in column 2 of Table 14-42 to Table 14-43.

Table 14-42 — All Demolition, removal or relocation

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.85 Re-use of buildings or materials	
O1 Opportunities for re-use of buildings are maximised.	***S1.1*** Buildings are relocated to another *site* and adapted to meet the needs of users. OR ***S1.2*** At least 10% of building materials are reused or recycled (measured in cubic metres).
O2 The development ensures waste during any construction and demolition works is minimised and construction and demolition materials are reused and recycled where possible.	***S2.1*** For assessable development a Waste Management Plan prepared in accordance with Schedule 8 Demolition & Construction Waste Management specifies— a) estimated volumes of waste to be generated; b) estimated volumes of recyclables; c) initiatives to minimise waste by waste reduction, reuse or recycling; d) plans showing the location and details of the waste storage areas; and e) a description of the type of containers proposed to store the waste.
14.86 Safety and protection of infrastructure	
O3 Demolition, removal, relocation or associated works does not result in— a) 'live' or 'active' infrastructure that may present a risk to people using the site or surrounding areas; or b) damage to infrastructure or other works. ***Editor's note:*** An approval will be required from Council's Building and Plumbing Services for decommissioning plumbing apparatus including– -sanitary drains or reticulated water supply; and -septic tanks, holding tanks or on-site treatment systems.	***S3.1*** Infrastructure including, reticulated water, sewerage, stormwater, and electricity are protected from damage and made safe to the standard required by the regulatory authority; AND ***S3.2*** Infrastructure is disconnected, capped or sealed including-- a) electricity meters are removed and electrical wires disconnected; and b) telephone lines are disconnected; and c) high speed data cables and television provider boxes are disconnected and removed; AND ***S3.3*** A temporary crossing is provided to protect road reserve infrastructure including kerb and channel; AND ***S3.4*** Any damage to footpaths, street plantings, natural vegetation/trees kerb and channel, bridges or roadways at the removal site, the new site or between the sites is repaired or reinstated to at least pre-existing conditions.
14.87 Amenity and environmental protection	
O4 Waste materials are removed from the site to avoid causing unhealthy conditions including-- a) potential fire hazard; b) ponding of water; and	***S4.1*** Waste materials are removed from the site.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
c) breeding of vermin; AND ***O5*** The potential for movement from the site, of soils or similar materials is minimised; AND ***O6*** Vacant sites do not have an adverse impact upon the amenity of the surrounding areas.	***S5.1*** Erosion and sediment control measures are installed and maintained until soils are stabilised by vegetation or sealed. ***S6.1*** If a development permit has not been issued for the future use of the site— a) hard surfaced areas including concrete slabs are removed or covered with a minimum of 300mm of soil; and b) disturbed areas are revegetated using species identified in *PSP*3 – Landscaping Plants and Guidelines.

Table 14-43 — Removal buildings

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.88 Amenity & Safety	
O7 The removal building does not have an adverse impact on the amenity of the premises or surrounding premises. ***Editor's note*** *Council's Waste and Environmental Health Section has guidelines for the transportation and disposal of building materials containing asbestos. locally, asbestos can only be disposed of at Council's landfill at Eumundi Road Noosaville.*	***S7.1*** Any part of the building that is affected by termite attack, borers, dry rot or severe weathering is repaired or replaced using new or sound second-hand materials; AND ***S7.2*** Any part of the building that is damaged as a consequence of relocation is repaired using new or sound second-hand materials; AND ***S7.3*** Where located in a *town* or *village*, external surfaces of the building, including the roof, are cleaned and painted.
O8 The building does not contribute to an increased health risk to users or others. ***Editor's note:*** *Council may require a report identifying any asbestos products and how they may be managed to avoid health risks.*	***S8.1*** All building materials containing asbestos, including asbestos cement sheeting or roofing and lagging, are removed from the building prior to relocation; AND ***S8.2*** All building materials containing asbestos products are disposed of in accordance with industry best practice.

Editor's Notes:

Other Approvals
Various approvals and/or permits other than Council's Planning approval may be required. These may include Department of Transport and Main Roads, Energex, Q-Rail, Police, and Telstra.
Detached houses
For relocation of a dwelling house to a site within Noosa Shire, Council's requirements for Detached houses will be applicable. The level of assessment and applicable Codes (if any) are identified in the Development Assessment Table for the relevant Zone and Locality. Contact Council's Planning section if further information is required.
Building approvals
The Code does not address building approvals or requirements under the Building Act 2006 or Building Code of Australia (BCA).
Security Bonds
Subject to the provisions of the Building Act 1975, Council may require payment of a security bond prior to the issue of a development approval for building works in relation to the removal home.

Division 11—Building Works Code

14.89 Building Works Code

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

- compliance with the Building Works Code (Section 14.91);
- overall outcomes for the Building Works Code (Section 14.92);
- *Alternative provisions* to the *QDC* (Section 14.93);
- specific outcomes, acceptable solutions and probable solutions for the Building Works Code (Sections 14.94–14.102).

14.90 Compliance with the Building Works Code

Development that is consistent with the specific outcomes in sections 14.94 - 14.102 complies with the Building Works Code.

14.91 Overall outcomes for the Building Works Code

14.91.1 The overall outcomes are the purpose of the Building Works Code.

14.91.2 The overall outcomes sought by the Building Works Code are to ensure that building works—

a) offer high levels of amenity and safety for users;

b) are sited to minimise risk to users; and

c) are sited and have a built form consistent with other buildings and structures in the vicinity.

14.92 Alternative provisions to the *QDC*

The following provisions are *alternative provisions* for the purposes of Section 10 of the *Building Regulation* 2006 and Section 33 of the *Building Act* 1975 —

a) **O1** and **S1.1**; and

b) **O11 and S11.1 and S11.2**.

14.93 Specific outcomes, acceptable solutions and probable solutions for the Building Works Code

The specific outcomes sought for the Building Works Code are included in column 1 of Table 14-44 to Table 14-47. Acceptable solutions for *accepted development subject to requirements* and probable solutions for code assessment development are included in column 2 of Table 14-44 to Table 14-47.

Table 14-44 — Building works

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.94 Siting	
Setbacks ***O1*** *Buildings* and other *structures* are appropriately designed and sited to— a) provide amenity for users of the premises as well as preserve the visual and acoustic privacy of adjoining and nearby land uses; b) preserve any existing *vegetation* that will buffer the proposed building from adjoining uses; c) allow for landscaping to be provided between buildings; d) maintain the visual continuity and pattern of buildings and landscape elements within the street; e) for class 10a buildings, do not visually dominate the street; f) avoid any significant adverse impacts on the natural values of watercourses and their foreshores, including those of the Noosa River and its lakes; and g) do not interrupt the natural cycles of erosion and accretion of watercourses and foreshore areas.	***S1.1*** The minimum setback of buildings and structures from boundaries is not less than the minimum specified in Schedule 1. ***Alternative provision to QDC.***
Flooding, drainage and earthworks[25] ***O2*** *Buildings* and other works are designed and sited to— a) provide flood free *access* to premises and flood free *habitable* areas; b) allow only minor, short term and infrequent flooding of non-*habitable* areas; c) ensure drainage does not adversely impact upon other premises; and d) ensure filling, excavation or retaining strctures do not adversely impact upon other premises by— i. causing ponding of water on the *site* or nearby land; and ii. increasing flooding, which adversely affects the safety or use of any land upstream and downstream; iii. adversely affecting the flow of water in any overland flow path; and iv. adversely affecting the privacy or visual amenity of surrounding	***S2.1*** For new *buildings* or additions of more than 50m^2 *gross floor area* to an existing building, floor levels of *habitable rooms* are— a) for areas where minimum floor levels are available, not less than the specified level; b) for areas where flood modelling is available, a minimum of 300mm above the modelled flood level; and c) for areas where flood modelling is not available, a minimum of 300mm above the highest known flood level; OR ***S2.2*** For additions of not more than 50m^2 *gross floor area* to an existing building—floor levels of *habitable rooms* are not less than the level of other *habitable rooms* in the building; AND ***S2.3*** Filling, other than for accessways, does not extend more than 1m beyond the footprint of any building, measured from outer walls of the building;

[25] Information on minimum floor levels or flood levels for parts of the Shire are available from Council. These provisions are not limited to areas shown as Flood Hazard Areas on Overlay Maps OM1.3-9.3.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
properties AND ***O3*** Finished surface levels ensure land is free draining.	***S3.1*** No solution provided
O4 Filling or excavation does not adversely affect sewer, stormwater or water utility infrastructure. *Editor's note* *Council encourages building methods that avoid the use of fill, such as suspended floor construction and stepping down slopes rather than cutting and filling.*	***S4.1*** Fill material placed over services does not impose any additional surcharge loading on the service. ***S4.2*** Where excavation is carried out- c) a minimum cover of 600mm is maintained around all utility infrastructure (to top, sides and base of services); or d) a retaining wall is provided to support the soil surrounding the service; AND ***S4.3*** Compaction with a vibrating roller is not carried out within 600mm of any utility infrastructure.
O5 Development does not adversely impact on the Lake Macdonald water supply.	***S5.1*** Buildings or other structures within the Lake Macdonald catchment (indicated on Figure 14-15) are located above the 98.5m AHD level.
Electricity supply infrastructure ***O6*** Uses and works maintain an adequate safe distance from electrical infrastructure including substations, overhead powerlines, power poles and transformers.	***S6.1*** *Buildings* and *structures* (including swimming pools, sheds, tennis courts or outbuildings) are not constructed under overhead electricity transmission lines, or within electricity easements.
Steep slopes and Landslide hazard areas ***O7*** Detached houses and associated uses are sited or constructed to maintain the safety of people and property from the risk of landslide.	***S7.1*** If on premises identified as a Landslide Hazard Area on Overlay Maps OM1.3–9.3 or on *steep slopes*, the use does not— a) involve the removal of vegetation other than grass from use areas; b) involve excavating or filling of more than $50m^3$ of material (other than placement of topsoil not exceeding 100mm in depth relative to natural ground level; c) involve cut or fill with a vertical depth of more than 2m relative to *natural ground level*; d) redirect or impede water flows in an existing watercourse or stormwater drain; or e) involve construction of an on-site *effluent disposal system*; OR ***S7.2*** A site specific geo-technical report prepared by a registered professional engineer either— a) certifies that the site is not at risk from

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
	landslide emanating from the site or from other land; or b) identifies methods of stabilising all buildings, accessways and use areas; AND ***S7.3*** If the geo-technical report identifies methods of stabilising buildings, accessways and use areas, those methods are implemented.
Water Supply Infrastructure ***O8*** Existing water supply infrastructure, including pipeline corridor, is protected from incompatible development to ensure the safety and reliability of water supply network.	***S8.1*** Buildings and structures are setback a minimum of 20m from a water supply pipeline as shown on Overlay Map OM3.5.
Gas Pipeline ***O9*** Adequate separation is provided between the new building works and the gas pipeline shown on Overlay Maps OM3.5 or OM5.5; AND ***O10*** Building works are constructed and operated to avoid damaging or adversely affecting the operation of the pipeline and the supply of gas.	***S9.1*** No new buildings for the purpose of **Residential Uses** (except for a **Detached house** or class 10 building), **Education uses**, **Wellbeing uses** or **Retail business uses** are within 200m of the gas pipeline shown on Overlay Maps OM3.5 or OM5.5; AND ***S9.2*** Any building works for the purpose of storage of flammable, explosive or other hazardous materials are not within 200m of the gas pipeline shown on Overlay Maps OM3.5 or OM5.5. ***S10.1*** No solution provided (no requirement for accepted development development).
14.95 Built form	
Height ***O11*** *Buildings* and other *structures*– a) are low rise and present a building height consistent with structures on adjoining and surrounding land; b) have a maximum building height of– i) for Visitor Mixed Use Zone - 3 storeys; ii) if in the Noosa Heads Locality, Attached Housing Zone— • Lot 4 on SP 100064 in Serenity Close Noosa Heads - 4 storeys; • Otherwise - 3 storeys; iii) if in the Shire Business Centre Zone— • Precinct E1 or E2 - 3 storeys; • Precinct REC/MU - 1 storey; iv) if in the Noosaville Locality and the Attached Housing Zone - 2 or 3 storeys depending on the location of the site;	***S11.1*** The maximum *building height in storeys and metres* is— a) if in the Visitor Mixed Use Zone – 12m (but not exceeding 3 storeys); b) if in the Noosa Heads Locality, Attached Housing Zone – a) Lot 4 on SP 100064 in Serenity Close Noosa Heads - 15m (but not exceeding 4 storeys); or b) otherwise - 12m (but not exceeding 3 storeys); c) if in the Shire Business Centre Zone – i. Precinct E1 or E2 - 12m (but not exceeding 3 storeys); ii. Precinct REC/MU - 8m (but not exceeding 1 storey); d) if in the Noosaville Locality and the Attached Housing Zone and with *frontage* to the following streets – Russell St, William St and Howard St, or Weyba Rd,

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
v) otherwise - 2 storeys; c) do not visually dominate the street, surrounding spaces or the existing skyline; d) preserve the amenity of surrounding land including privacy, views and access to sunlight; e) respect the scale of surrounding *vegetation*; and f) respond to the topography of the *site* by stepping down the slope or sitting above the ground level on stumps, for *sloping sites.*	James St and Albert St north of their intersections with Elizabeth St (as well as properties fronting Gympie Terrace or Noosa Parade between Weyba Road and Russell Street)- 12m (but not exceeding 3 storeys); e) if in the Noosa North Shore Locality and in the Detached Housing Zone – 8m or 9m where the pitched roof, but no other part of the building or structure, exceeds 8m (but not exceeding 2 storeys either way); f) if in the Tewantin Locality and the Business Centre Zone – 10m (but not exceeding 2 storeys); g) if in the Rural Zone or Rural Settlement Zone – 8m or 9m where the pitched roof, but no other part of the building or structure, exceeds 8m (but not exceeding 2 storeys either way); or h) otherwise – 8m (but not exceeding 2 storeys).
Site cover ***O12*** The *site* cover of *buildings* and other roofed *structures*— a) is of a scale that is compatible with surrounding development; b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the *site*; c) maximises the retention of existing *vegetation* and allows for *soft landscaping* between buildings; d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other *site facilities*; and e) facilitates on-site stormwater management and vehicular access.	***S12.1*** If involving a class 1 or class 10a building within the Detached Housing Zone—the *site cover* does not exceed— a) for a single storey building – 50%; or b) for a building of 2 or more storeys – 50% on the ground floor and 30% for the second storey(s) or 40% for all storeys for a building of 2 or more storeys; OR ***S12.2*** *For other classes in the* — Detached Housing Zone – 40% OR ***S12.3*** *If otherwise-* a) in the Semi-Attached Housing - 40%; b) in the Attached Housing Zone – i If in Sunshine Beach 35%; or ii Otherwise – 35% c) For the Community Services Zone – 50% d) for the Visitor Mixed Use Zone - i) if in Noosa Heads Locality - 45%; ii) if in the Noosaville Locality 40%; iii) for the Shire Business Centre Zone in precincts E1, E2, E6 and E7 does not exceed 50%; or iv) otherwise - 35%; AND ***S12.4*** If in the Eastern Beaches, Noosa Heads, Noosa North Shore or Noosaville localities and in the Detached Housing or Semi-Attached

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
	Housing Zone, *soft landscaping* is provided and retained over 20% of the site area. ***Alternative provisions to QDC*** ***S12.5*** If in the Cooroy, Mary River, Noosa Heads and Tewantin Localities **Multiple Housing Type 2** buildings have a maximum *plot ratio* of 0.45:1. ***S12.6*** If in the Eastern Beaches locality **Multiple Housing Type 2** buildings have a maximum *plot ratio* of: a) 0.6:1 if in the Attached Hous9ing Zone located in Sunshine Beach, or b) 0.45:1 otherwise. ***S12.7*** If in the Cooroy, Mary River, Eastern Beaches, Noosa Heads and Tewantin Localities **Multiple housing Type or 3 or 4, Visitor accommodation Type 4,** or *the accommodation unit* component of an **Entertainment and dining business Type 3 -** the maximum *gross floor area* is equivalent to the maximum allowable population in persons multiplied by 40 m^2 provided that lots 75 – 77 on P311 Heron Street, Peregian Beach, have a maximum *gross floor area* of 1,200m^2. ***S12.8*** If in the Cooroy, Noosa Heads and Tewantin Locality Business Centre Zone, or the Eastern Beaches and Noosa Heads or Tewantin Neighbourhood Centre Zone, or the Noosaville Business Centre Zone outside of the Mary Street/Thomas Street Precinct, the maximum *plot ratio* does not exceed: a) 0.8:1 for the site area up to and including 2,000 m^2; plus b) 0.3:1 for the balance portion of the site area in excess of 2,000m^2. ***S12.9*** If in the Mary River Locality Village Mix Zone, *plot ratio* does not exceed 1.0:1 ***S12.10*** If in the Noosa Heads or Noosaville Locality Visitor Mixed Use Zone the maximum *gross floor area* is equivalent to the maximum allowable population in persons multiplied by 40 m^2 provided that the *gross floor area* does not exceed a total of 13,600m^2. ***S12.11*** If in the Noosaville Locality Semi-Attached Housing zone buildings do not exceed a *plot ratio* of 0.45:1.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
	S12.12 If in the Noosaville Locality Attached Housing Zone the maximum gross floor area is equivalent to the maximum allowable population in persons multiplied by 40 m^2. ***S12.13*** Within the Shire Business Centre Zone, the maximum *plot ratio* for development within the following precincts is: a) Precincts B1 and B2 combined 0.5:1 b) Precinct B3 - 0.8 c) Precincts E1 to E7 - 0.6 d) Precinct RES - 0.6 e) Precinct REC/MU – 0.1.
Gross floor area - Noosa North Shore Locality, Rural Settlement Zone ***O13*** The *gross floor area* of buildings and other roofed structures**–** a) has a low site impact to maximise the opportunity to retain natural site characteristics such as native vegetation and natural landforms; b) allows the opportunity to provide for additional *soft landscaping* that uses vegetation *of local origin*; c) is of a scale that is compatible with surrounding development; and d) does not present an appearance of excessive bulk and overdevelopment when viewed from adjoining and adjacent properties, any watercourses or the street.	***S13.1*** If in the **Noosa North Shore Locality** and in the **Rural Settlement Zone** - the total *gross floor area* of Class 1 buildings does not exceed 500m^2.
Gross floor area - Noosa Heads Locality, Detached House Zone, 6-14 Park Road ***O14*** The *gross floor area* and bulk and scale of buildings and other roofed structures**–** a) has a low site impact to maximise the opportunity to retain natural site characteristics such as native vegetation and natural landforms; and b) maintains the safety of people and property from the risk of landslide and bushfire.	***S14.1*** If on premises at 6-14 Park Road Noosa Heads, the maximum *gross floor area* does not exceed 150m^2.
Roof form ***O15*** Roof forms— a) contribute positively to the local skyline; b) complement the low density character of the locality; c) do not present an appearance of excessive bulk to side neighbours (ie. avoid low pitched roofs or box profiles/parapets without eaves); d) use simple traditional roof designs; and	***S15.1*** *Buildings* and *structures* do not include roof top terrace areas.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
e) do not create opportunities for residents to overlook the private open space areas of neighbouring properties.	
Streetscape & character–Kin Kin village ***O16*** For Kin Kin village, the predominant Queensland vernacular detached housing form is retained and enhanced by incorporating design elements reflecting or interpreting elements of this style of housing.	***S16.1*** If in Kin Kin village, buildings– a) for the front elevation, have recessed or framed windows and doorways that are vertically proportioned and placed symmetrically in the building façade; and b) if more than 1 storey in height - have clearly defined vertical separation of floors by way of design features such as verandas or changes of materials or finishes.
Streetscape & character–Boreen Point village ***O17*** For Boreen Point village, the lakeside holiday detached housing character is maintained and enhanced by ensuring the scale, bulk and siting of buildings and structures do not— a) visually dominate the lot, dwelling units on adjoining lots or the *frontage*; b) detract from the visual amenity of the streetscape and surrounding village; and c) result in a loss of natural light to adjoining dwellings or their *private open space* areas.	***S17.1*** If in Boreen Point village and a **Detached house**— a) any building within 9m of the primary *frontage* and more than 1 storey in height, has any upper storeys set back at least 3m further from the primary *frontage* than the storey below; AND ***S17.2*** Where located on a lot less than 600m^2 in area— a) the combined gross floor area of all buildings does not exceed 180m^2; or b) if the **Detached house** consists of 3 or more buildings and at least 2 contain *habitable rooms*, the combined gross floor area of all buildings does not exceed 230m^2.
Garages, carports and other Class 10a buildings ***O18*** Within the Detached Housing, Semi-Attached Housing, Attached Housing and Visitor Mixed Use Zones, garages, carports and other class 10 buildings are designed and sited to visually integrate with any associated *dwelling unit* and avoid dominating the street by— a) minimising the width of the garage or carport; and b) minimising projection of the garage or carport forward of the main face of the *dwelling unit*,	***S18.1*** Within the Detached Housing, Semi-Attached Housing, Attached Housing and Visitor Mixed Use Zones, garages, carports and other class 10a buildings— a) have a front boundary setback of at least 6m; and b) garage doors that face the street and are visible from the road frontage have a maximum width of 6m within any one plane, with additional garage doors setback an additional 1m from the frontage to break up the width of the garage façade.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.96 Effects of use	
Lighting ***O19*** Lighting associated with the use or works does not have an adverse impact upon the amenity enjoyed by users of adjoining or nearby premises nor do it cause unreasonable disturbance to local fauna..	***S19.1*** A 1.5m landscaped buffer separates any private tennis court or other sports court from side property boundaries; AND ***S19.2*** Tennis courts or half courts are fenced with fencing of 3.6m in height for a full sized court or 2.4m in height for a half court; AND ***S19.3*** Any lit tennis court or other sports court is located at least 60m from the external wall of an existing or approved residential dwelling on an adjacent or nearby lot (as measured from the centre line of the court); AND ***S19.4*** For lighting– a) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the *site* does not exceed 8 lux when measured at any point 1.5m outside the boundary and at any level from ground level upward; b) all flood lighting is hooded or baffled to direct lighting downward or is of a type that gives no upward component of light when mounted horizontally; c) all flood lighting is setback a minimum of– i) 6m from the boundary to any *frontage*; and ii) 2m to any other boundary; and d) lighting structures are not more than 8m in height.
Environmental Protection ***O20*** The design, siting and construction of buildings and structures minimise the clearing of vegetation and where there is an existing preliminary approval for the property that contains vegetation protection measures, the proposal is consistent with those measures.	***S20.1*** Where there is an existing building envelope on the lot that contains vegetation protection measures, clearing of native vegetation and building works do not extend beyond the building envelope, except for the purposes of a driveway access; OR ***S20.2*** Where there is no building envelope existing on the lot, clearing of native vegetation, other than for a driveway access does not extend beyond— a) 30m of a building or 10m of a structure on lots greater than 10ha; b) 10m of a building or structure on lots 10ha or less but more than 0.3ha; or ***c)*** 3m of a building or structure on lots 0.3ha or

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
	less.
14.97 Self-contained units - building works	
O21 Building works do not result in an increase in the number of *self-contained accommodation units* or *dwelling units* on a property. AND ***O22*** A **Detached house** accommodates 1 household only.	***S21.1*** A **Detached House** or **Community residence** or *dwelling unit* contains no more than 1 kitchen and 1 laundry. ***S22.1*** Studios, pavilions or other habitable outbuildings have a maximum *gross floor area* of 50m^2; AND ***S22.2*** No part of a **Detached house** or **Community residence** containing *habitable rooms* is more than 25m from another part of the **Detached house** or **Community residence**.
14.98 Protection of Extractive Resources	
O23 Where located within proximity of protected extractive resources, building works for **Residential Uses** and **Community Uses** incorporate design, orientation, and construction measures that mitigate the effects of noise, dust, ground vibration, or air blast overpressure from the extractive industry.	***S23.1*** Where located within an extractive resource area on Overlay Maps OM1.5—OM9.5, residential or community buildings— a) are located at least 200m from the Extractive Resource/Processing Area; and b) achieve a minimum sound transmission class rating of 30 for any windows or glass doors on the wall closest to the Extractive Resource/Processing Area.

Table 14-45 Removal buildings

14.99 Amenity	
O24 The *removal building* does not have an adverse impact on the amenity of the premises or surrounding premises. ***Editor's note:*** Council's Environmental Health Section has guidelines for the transportation and disposal of building materials containing asbestos. Locally, asbestos can only be disposed of at Council's landfill at Eumundi Road Noosaville.	***S24.1*** Any part of the *removal building* that is affected by termite attack, borers, dry rot or severe weathering is repaired or replaced using new or sound second-hand materials; AND ***S24.2*** Any part of the removal building that is damaged as a consequence of relocation is repaired using new or sound second-hand materials; AND ***S24.3*** Where located in a *town* or *village*, external surfaces of the removal building are cleaned and painted.

Table 14-46 — Building works - Detached houses or Ancillary dwelling units - Rural or Rural Settlement Zones

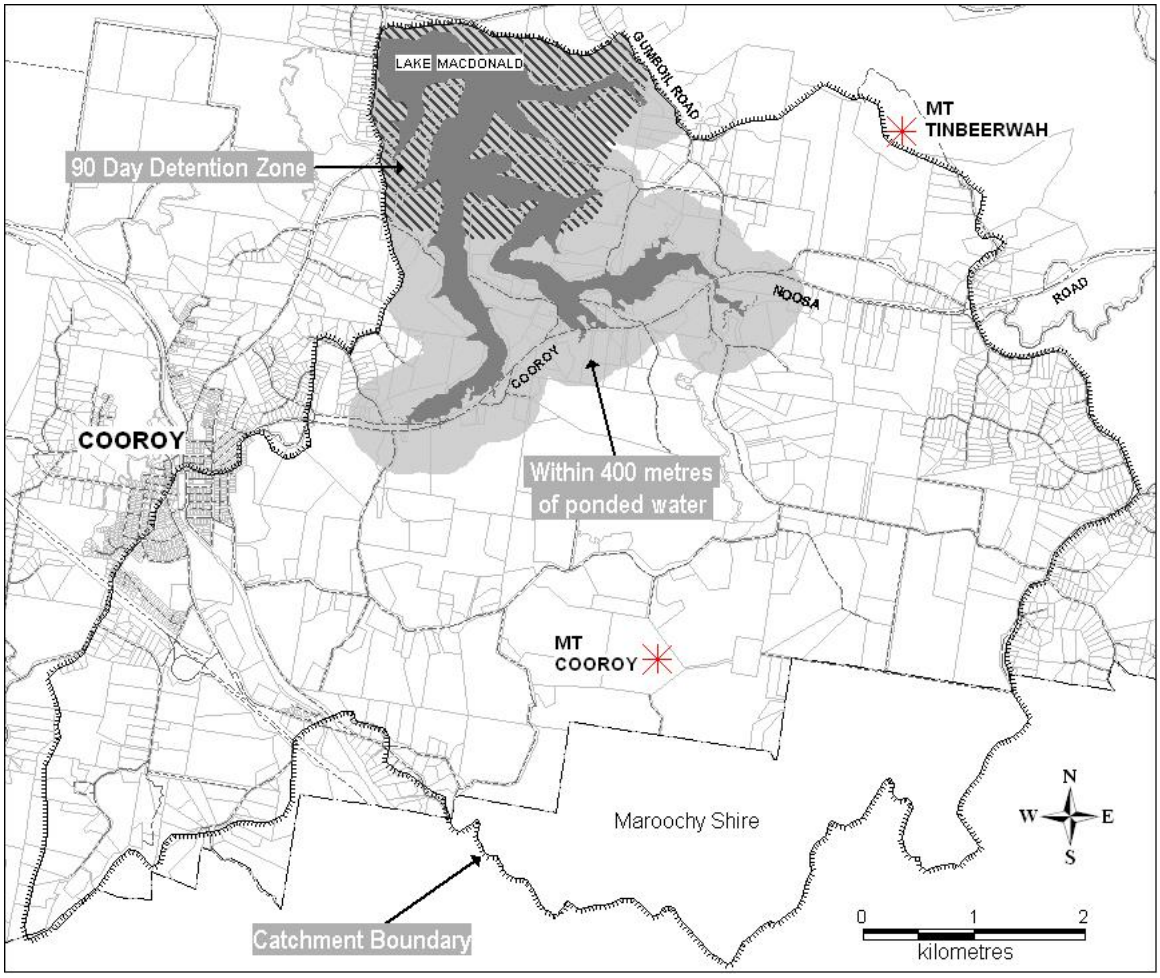
column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.100 Built form	
Sloping sites & ridgelines	

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
O25 **Detached houses** and **Ancillary dwelling units** in the Rural and Rural Settlement Zones on *sloping sites* — a) are responsive to the natural topography of the *site* to minimise the need for cut and fill; b) do not visually dominate the hill slope or interrupt the skyline; c) are visually integrated with the natural site characteristics including *vegetation*.	***S25.1*** *Buildings* are not constructed on land with a *slope* greater than 1 in 3 (33%); AND ***S25.2*** *Buildings* are of split level design that step down the slope or are designed with a suspended floor construction to minimise cut and fill; AND ***S25.3*** Cut or fill is less than 2m in depth relative to natural ground level; AND ***S25.4*** *Buildings* present no more than 2 storeys at any one point; AND ***S25.5*** The distance between the ground and the lowest part of the floor of the *building* does not exceed 3m; OR ***S25.6*** The building incorporates undercroft skirting or screening (e.g. timber battens) to the full height of any undercroft area exceeding 3m above the ground; OR ***S25.7*** The building incorporates landscape screening for the full height of any undercroft area exceeding 3m above the ground. ***Editor's note*** *The following is a useful guide for ensuring that buildings on sloping sites and ridgelines blend with the natural surrounds and minimise glare and reflection. Appropriate colours will depend on the existing native vegetation and backdrop, but may include muted earth/environmental tones such as–* • *green;* • *olive green;* • *blue green;* • *grey green;* • *yellow green;* • *green blue;* • *blue* • *violet,* • *indigo;* • *brown;* • *blue grey; and* • *green yellow.*

Table 14.47— Building works - Special provisions - Noosa Waters estate

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.101 Landscaping	
O26 The flood detention and amenity functions of areas adjacent to the revetment walls within Noosa Waters Estate are retained and enhanced by ensuring— a) works do not protrude through a batter line of 1:4.5 measured from the centre line of the revetment wall; b) there is no additional load placed on the revetment wall; and c) works do not pose a risk to the membrane adjoining the revetment wall. d) the amenity of the locality is not adversely affected by the building works, filling or excavation works or improvements.	***S26.1*** No building works, filling or excavation works are within 4.5m of the centre line of the top of the concrete revetment wall; AND ***S26.2*** A minimum of 25% of the area within 4.5m of the revetment wall is planted with shrubs and trees with a mature height of 3m or less; AND ***S26.3*** A maximum of 25% of the area within 4.5m of the revetment wall is under hard pavement and the balance is to be grass, ground covers or scrubs provided no shrubs are planted within the first 1m of the revetment wall; AND ***S26.4*** No tree species with a mature height of over 3m are planted within 4.5m of the revetment wall; AND ***S26.5*** The ground surface within the first metre from the revetment wall is turf or groundcover; AND ***S26.6*** Side boundary fences within 4.5m of the revetment wall taper down to a maximum height of 1.2m at the revetment wall and no more than 1.5m at a distance of 2.25m from the revetment wall.

Figure 14-15 Lake Macdonald 90-Day Detention Zone & within 400m of Ponded Water



Editor's notes

Erosion and sediment control
Persons undertaking development, including building work such as building a Detached house, are required under the Environmental Protection (Water) Policy 1997 (EPP) to ensure that sediment and other material including building waste, sawdust, concrete, cement or paint are not deposited or released into a roadside gutter, stormwater drain or water or into a place where it could reasonably be expected to move or be washed into a roadside gutter or stormwater drain or that water is not washed from the site. Council enforces the EPP and penalties may apply.

Plumbing and drainage
An approval will be required from Council's Plumbing Section for all plumbing and drainage works.

Non-compliance with alternative provisions to the *QDC*
Code assessment is not required for additions/alterations/extensions that do not comply with an *alternative provision* to the *QDC*. However, an application to Council seeking approval for variation of the alternative provision is required.

Division 12—Detached House Driveways Code

14.102 Detached House Driveways Code

The provisions in this division comprise the Detached House Driveways Code. They are—

- compliance with the Detached House Driveways code (section 14.104
- overall outcomes for the Detached House Driveways code (section 14.105); and
- specific outcomes, probable solutions and acceptable solutions for the Detached House Driveways Code (section 14.106 – 14.108);

14.103 Compliance with the Detached House Driveways Code

Development that is consistent with the specific outcomes in sections 14.106 – 14.108 complies with the Detached House Driveways Code.

14.104 Overall outcomes for the Detached House Driveways Code

14.104.1 The overall outcomes are the purpose of the Detached House Driveways Code.

14.104.2 The overall outcomes sought for the Detached House Driveways Code are the following—

a) To ensure safe and reasonable access from the road edge to the property boundary;

b) To provide an acceptable standard of vehicle cross-over of the kerb;

c) To ensure safe and reasonable access from the property boundary to on-site vehicle accommodation or on-site vehicle standing areas;

d) To minimise adverse impacts of driveways on the environment;

e) To minimise adverse effects of driveways and cross-overs on Council's infrastructure; and.

f) To ensure safe environment for users of the footpath area including those with mobility problems and cyclists.

14.105 Specific outcomes, probable solutions and acceptable solutions for the Detached House Driveways Code

The specific outcomes sought for the Detached House Driveways Code are included in column 1 of Table 14-48. Acceptable solutions for *accepted development subject to requirements* and probable solutions for *code assessment* development are included in column 2 of Table 14-48.

Table 14-48 — Driveways and crossovers

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.106 Driveways	
Gradients ***O1*** Vehicles can negotiate the gradient without difficulty and without potential harm to all pedestrians, cyclists, property or the vehicle's occupants.	***S1.1*** Driveways within the property– a) have a maximum gradient of 1 in 5 (20%); and vertical curves to ensure no scraping for a standard vehicle; or b) have a maximum gradient of 1 in 4 (25%) provided– i) the length of the driveway steeper than 1 in 5 (20%) does not exceed 6m; and ii) there is a change in gradient not less than 2m in length and not greater than 1 in 8 (12:5%) at the ends of the 1 in 4 (25%) section of the driveway.
Change in gradients ***O2*** Vehicles can travel the length of the driveway without the underside of the vehicle contacting the driveway surface; AND ***O3*** Driveways do not result in a change in the level of the footpath.	***S2.1*** The long section of the driveway incorporates appropriate vehicle curves for a standard vehicle; AND ***S3.1*** Where a footpath exists, the driveway meets the road reserve at the level of the existing footpath.
Driveway width ***O4*** Driveways are of sufficient width to permit safe access to vehicle accommodation or vehicle standing areas.	***S4.1*** Driveways have a minimum width of 3m and a maximum width of— a) 6m within the property; and b) 4.5m outside of the property.
Driveway loadings ***O5*** Driveways are to be able to withstand loadings from vehicles.	***S5.1*** For lots in the Detached Housing, Semi-Attached Housing, Attached Housing or Village Mix Zone–the driveway is constructed of concrete, asphalt, clay pavers or concrete pavers; AND ***S5.2*** For concrete driveways, the following applies-- a) N20 strength in accordance with AS1379 & AS3600; b) reinforcement fabric in accordance with AS1304 with 50mm cover (F62min); c) expansion joints 10mm thick with full depth closed cell cross-linked polyethylene foam (85 - 150 kg/m3) or 10mm thick compressed granulated corkboard installed to manufacturer's specifications; and d) the slab is not less than 100mm thick; and e) surface is broom finished or exposed aggregate; AND

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
	S5.3 For asphalt surfaces, the following applies— a) at least 100mm thick compacted roadbase under asphalt cover; and b) asphalt cover is not less than 25mm thick; AND ***S5.4*** For clay or concrete pavers the following applies— a) paving units are not less than 40 mm thick; and b) at least 100mm thick compacted sub-base under the pavers.
Surface water ***O6*** Driveways are designed to prevent water from ponding or entering buildings. ***O7*** Driveways provide opportunity for filtering of stormwater prior to it leaving the site. ***O8*** Driveways do not reduce the stormwater carrying capacity of roadways.	***S6.1*** Driveways have a minimum crossfall of 1:100 away from any adjoining buildings. ***S7.1*** Driveways have a minimum crossfall of 1:100 and are formed to drain to *landscaped areas*. ***S8.1*** Driveways and crossovers are designed and constructed in accordance with Council's Standard Drawing requirements.
Protection of infrastructure ***O9*** Driveways do not damage or interfere with the location, function of, or access to Council or other infrastructure.	***S9.1*** Driveways maintain a minimum of 600mm cover over all infrastructure; OR ***S9.2*** Driveways include a minimum cover to infrastructure of 100mm thick concrete reinforced to the standard required at ***S5.3***; AND ***S9.3*** Driveways are located not less than 1.5m from infrastructure service points including sewerage access points, stormwater pits, hydrants, valves or telephone pits. ***Editor's note:*** *If the driveway covers or is within 1.5m of an infrastructure service point, an application to Council will be required. Contact Council's Engineering Section.*
Visual impact and effect on traffic network and vegetation ***O10*** The visual impact of driveways on the streetscape and surrounding area is minimised and significant adverse impacts on the traffic network are avoided.	***S10.1*** Only one driveway is provided; AND ***S10.2*** Areas adjoining driveways disturbed as a result of the driveway construction are grassed or planted to minimise visual impact and stabilise the soil; AND ***S10.3*** Vehicular access avoids disturbance to the tree protection zone of trees on public land.

column 1 Specific Outcomes	column 2 Acceptable solutions (if ***accepted development subject to requirements***) Probable solutions (if ***code assessment***)
14.107 Cross-overs	
Cross-over and access slab design ***O11*** The cross-over is designed and constructed to accommodate Council's infrastructure including stormwater drainage and provides a safe and attractive environment for users of the road network.	***S11.1*** Crossovers and access slabs are designed and constructed in accordance with Council's Standard Drawing requirements; AND ***S11.2*** For lots in the Detached Housing, Semi-Attached Housing, Attached Housing or Village Mix Zone or lots in the Rural Zone or Rural Settlement Zone with *frontage* to a sealed road, crossovers and access slabs are constructed to the standards in Council's Standard Drawings; OR ***S11.3*** For lots in the Rural Zone or Rural Settlement Zone with *frontage* to an unsealed road, a compacted roadbase or gravel crossover and accessway is provided.
Cross-over location ***O12*** Cross-overs are located so they do not impede the safe and efficient use of the road network.	***S12.1*** Where the premises has more than 1 road *frontage* and the roads have differing orders in the Road Hierarchy, the cross-over is provided on the *frontage* with the lower order (See Zoning Maps for details of Road Hierarchy); AND ***S12.2*** For corner lots, if in the Detached Housing, Semi-Attached Housing, Attached Housing or Village Mix Zone–no part of the cross-over is less than 12m from the point of intersection of the two road boundaries measured at the kerb; AND ***S12.3*** If in the Rural Zone or Rural Settlement Zone–the cross-over is located to provide minimum safe sight distances in accordance with Austroads.

Division 13—Driveways and Carparking Code

14.108 Driveways and Carparking Code

The provisions in this division comprise the Driveways and Carparking Code. They are—

- compliance with the Driveways and Carparking Code (section 14.110);
- overall outcomes of the Driveways and Carparking Code (section 14.111);
- specific outcomes and probable solutions for the Driveways and Carparking Code (sections 14.112—14.114); and
- minimum vehicle parking requirements (section 14.115).

14.109 Compliance with the Driveways and Carparking Code

Development that is consistent with the specific outcomes in sections 14.112—14.114 complies with the Driveways and Carparking Code.

14.110 Overall outcomes for the Driveways and Carparking Code

14.110.1 The overall outcomes are the purpose of the Driveways and Carparking Code.

14.110.2 The overall outcomes sought for the Driveways and Carparking Code are the following—

a) To ensure safe and reasonable access from the public road edge to and from vehicle accommodation and standing areas within the property.;

b) The safety of pedestrians and cyclists is protected;

c) Carparking spaces and the associated manoeuvring areas provided are designed to be safe and functional and meet the reasonable requirements of the particular land use;

d) Adequate provision is made for the standing, parking, loading and unloading, access and manoeuvring of service vehicles within the development site;

e) Development does not adversely impact on existing public parking; and

f) Vehicular access does not impact adversely upon existing landscaping or native vegetation.

14.111 Specific outcomes and probable solutions for the Driveways and Carparking Code

The specific outcomes sought for the Driveways and Carparking Code are included in column 1 of Table 14-49 to Table 14-50. Probable solutions for *code assessment* development are included in column 2 of Table 14-49 to Table 14-50.

Table 14-49 — Driveways

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.112 General	
O1 Vehicular access does not adversely impact on safety, capacity and operations of the existing or planned road network, the proposed driveway, cycleways or pedestrian pathway systems.	***S1.1*** Vehicular access is located and designed in accordance with*AS/NZS2890.1:2004*; AND ***S1.2*** Only one footpath crossing is provided[26]; AND ***S1.3*** Driveways, have a maximum grade in accordance with Council's standard requirements.
O2 Driveways and crossovers— a) are suitable and safe for their intended use; and b) match Council infrastructure.	***S2.1*** Design of the driveway across the footpath is in accordance with Council's Standard Drawing requirements as appropriate for the particular type of development as annotated on the drawings; AND ***S2.2*** Driveways are designed and constructed in accordance with Council Standard Drawing requirements , as appropriate for the particular type of development as annotated on the drawings; AND ***S2.3*** The change in grades in the driveways and ramps is in accordance with Council's Standard Drawing requirements.
O3 In *commercial zoned* areas, the number of driveways across pedestrian footpaths is minimised.	***S3.1*** Design of multi-tenanted developments in *commercial zoned* areas include shared driveways and parking areas; AND ***S3.2*** Driveways are located so they abut existing driveways of adjoining development where practicable and reciprocal easements are created to reduce the sealed driveway width.
O4 Vehicular access does not adversely impact on the capacity, operations and maintenance of the existing infrastructure; AND ***O5*** Vehicular access does not adversely impact on the health and integrity of existing landscaping or native *vegetation*, where possible.	***S4.1*** Footpath and kerb crossings are located clear of existing stormwater inlet structures, water and sewerage infrastructure fittings, any other exiting utility infrastructure, existing landscaping and *vegetation.* ***S5.1*** Vehicular access avoids disturbance to the tree protection zone of trees on public land.

[26] Justification for additional driveways may need to be supported by a detailed Traffic Study. See *PSP* 1 for details.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
O6 Driveway run-off is filtered prior to leaving the premises.	***S6.1*** For— a) **Ancillary dwelling unit**, **Multiple housing Type 2** if less than 5 carparking spaces, **Visitor accommodation Type 1** and **Home-based business Type 3—**the driveway is formed to drain to *landscaped areas*; and b) for other uses—grease and oil arrestors or stormwater quality improvement devices are incorporated into the design to treat run-off prior to run-off exiting from the premises.

Table 14-50 — Carparking and manoeuvring

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.113 Carpark design and layout	
O7 Sufficient carparking is provided to accommodate the number and type of vehicles likely to be generated by the development having regard to the specifics of the use including— a) the type and intensity of land use; b) any existing parking available on the *site*; c) hours of operation; d) likely numbers of users; e) the peak parking demand periods of uses on the site; and f) the availability of alternative carparking.	***S7.1*** The number of parking and loading bays is not less than the minimum number specified in Table 14-51 Vehicle Parking Requirements;
O8 The layout of the development provides adequate, clearly defined and easily accessible— a) on-site vehicle parking and manoeuvring areas; and b) loading and manoeuvring areas for delivery and service vehicles.	***S8.1*** Parking bays, manoeuvring areas, queuing areas, loading, setdown and pickup areas and driveways are designed to the standards set out in the Australian Standards for *Off-street Carparking* and *Off-street Commercial Vehicles Parking.* AND ***S8.2*** The number of loading bays is not less than the minimum number specified in Table 14-51.
O9 Parking areas are located where they will not unduly conflict with pedestrians and will not dominate the streetscape.	***S9.1*** Carparking areas are accessed from rear laneways where practicable.
O10 Provision is made for a reasonable number of on site carparking spaces identified and reserved for people with disabilities.	***S10.1*** Carparking spaces are provided for people with disabilities at the rate specified in the Australian Standards for *Off-street Carparking*.
O11 Access and egress points do not impact on the safety and operations of the road system.	***S11.1*** Vehicle manoeuvring areas are provided in accordance with Australian Standards for *Off-street Carparking* so vehicles enter and leave the *site* in a forward gear.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
O12 Parking areas are designed to - a) provide a progressive reduction in speed between the external road and internal parking spaces; b) ensure lower speeds near areas of high pedestrian activity through the use of appropriate road geometry or devices designed to limit speed; and c) maintain sight distances which are appropriate for the likely operating speeds in all areas of potential pedestrian/vehicle and vehicle/vehicle conflict. ***O13*** A clearly defined pedestrian network is provided that – a) is located in areas where people will choose to walk; b) ensures that pedestrian movement through car parking areas or structures are along aisles rather than across them. ***O14*** Provision is made for pedestrian and vehicular queues at conflict points. ***O15*** Parking areas are lit to provide security for night-time users.	***S12.1*** At locations where pedestrian and vehicle conflicts are likely to occur – a) sight distances of at least 2.5 seconds of travel time at the designated speed are provided; b) splayed corners on structures are incorporated; c) landscaping is designed to allow clear views; and d) sign placement ensures that sight distance requirements are not impeded. ***S13.1*** In large open car parks with greater than 200 car parking spaces, a pedestrian path between parking spaces is provided on every second aisle. ***S14.1*** No probable solution identified; ***S15.1*** Lighting is provided in accordance with the Australian Standard for *Road Lighting - Vehicular Traffic (Category V) Lighting - Performance Installation and Design Requirements*.
O16 In mixed use areas of Business centres residents do not compete with customers for carparking spaces.	***S16.1*** Resident carparking is limited to one space per dwelling unit or accommodation unit; AND ***S16.2*** Resident carparking is not located in the road reserve or between the residential or business building and the principal street frontage.
O17 Car parking areas are landscaped to— a) provide shade; b) maximise infiltration of stormwater run-off; c) define parking areas; d) reduce direct visibility of car parking areas from external viewpoints; and e) soften views of hardstand areas.	No solution provided
O18 Development with the potential to generate significant traffic and parking impacts gives appropriate consideration to transport and land use issues[27].	No solution provided

[27] *PSP* 1 details information Council may request, including a detailed Traffic Impact Assessment Report.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Motor Cycles & Motor Scooters ***O19*** Designated Motor cycle or motor scooter parking spaces reduce the reliance on cars.	***S19.1*** For **Commercial businesses**, **Entertainment & dining business**, **Industrial business Types 1** and **2, Retail business Types 2, 4, 5, 6** and **7, Education Types 1** and **2, Open Space, Wellbeing Uses** and **Transport Types 1, 2, 3 and 4** motor cycle parking spaces accord with Planning Scheme Policy *PSP26 Motor Cycle & Motor Scooter Parking.*
O20 Carparks are designed to ensure run-off is treated to remove pollutants prior to leaving the premises.	***S20.1*** Grease and oil arrestors or stormwater quality improvement devices are incorporated into the design to treat run-off prior to it leaving the premises.
O21 Carparking areas are designed to ensure drainage without the use of pumps or other electrical apparatus.	No solution provided
O22 Site layout and building design provides for *soft landscaping* to be established.	***S22.1*** Below ground components of buildings, including car parks, do not extend beyond the above ground footprint to allow for the provision of landscaping, particularly within building setbacks.
Education Types 1, 2 or 3 ***O23*** Carparking and setdown areas are designed and located to facilitate their safe and efficient use.	***S23.1*** Paved setdown areas are provided within the *site*; AND ***S23.2*** For a minimum of 50% of carparking spaces, pedestrian access to buildings is not across or through driveways, carparks, setdown or manoeuvring areas; AND ***S23.3*** Carparking and setdown areas are visible from off-site, or signed.

14.114 Minimum Vehicle Parking Requirements

14.114.1 Table 14-51 lists minimum vehicle parking requirements for uses.

14.114.2 The parking requirements in the table apply to each use on a lot.

Table 14-51—Minimum vehicle parking requirements

column 1 Use	column 2 Vehicle parking requirements
Business Uses	
Commercial business—	
Type 1 Office	1 space per 20m^2, or part thereof, of *use area;* OR 1 space per 2 employees whichever is the greater. A minimum of 4 spaces are provided
Type 2 Medical	1 space per 20m^2, or part thereof, of *use area;* OR 3 spaces per medical practitioner whichever is the greater.
Type 3 Veterinary	1 space per 20m^2, or part thereof, of *gross floor area;* OR 3 spaces per veterinarian whichever is the greater.

column 1 Use	column 2 Vehicle parking requirements
Entertainment and dining business—	
Type 1 Food & Beverages	1 space per 10m^2, or part thereof, of *use area* and *outdoor dining area* (excluding kitchen and food storage areas) on the property[28] except where located within the Business Centre Zone, Neighbourhood Centre Zone or Village Mix Zone where 1 space per 20m^2 applies.
Type 2 Recreation, amusement & fitness (excluding Brothels[29])	1 space per 20m^2, or part thereof, of *use area;* OR 1 space per 3 persons capable of being entertained at any one time, whichever is the greater.
Type 3 Bar	1 space per 10m^2, or part thereof, of *use area* (excluding guest suites in a hotel); AND For a hotel— a) 1 space per guest suite; and b) queuing room for 10 vehicles in any drive in bottle shop; c) 1 bus bay; and d) queuing room for 10 vehicles in any drive through servery For a nightclub, 1 space per 5m^2, or part thereof, of *use area*
Home-based business—	
Type 1 Limited visibility **Type 2 Evident** **Type 3 Significant scale**	3 spaces (Visitor parking spaces may be in tandem with garages or carports); 4 carparking spaces (Visitor parking spaces may be in tandem with garages or carports); 4 carparking spaces (Visitor parking spaces may be in tandem with garages or carports).

[28] Outdoor dining on the road reserve will not contribute to this calculation
[29] Refer to the *Prostitution Regulation 2000.*

column 1 Use	column 2 Vehicle parking requirements
Industrial Business—	
Type 1 Warehouse	1 space per 50m^2 or part thereof of *use area* OR For self storage units — 1 space per 500m^2 of *use area*
Type 2 Production, alteration, repackaging & repairing	1 space per 30m^2, or part thereof, of *use area*, for areas up to 150m^2; AND 1 space per 50m^2, or part thereof, of *use area*, for areas up to 500m^2; AND 1 space per 100m^2, or part thereof, of *use area* in excess of 500m^2; AND a) for *sites* 1000m^2 - 1999m^2 a loading bay for a single unit truck of 12m x 3.6m; **or** b) for sites 2000m^2 - 3999m^2 a loading bay for a semi-trailer of 15m x 3.6m; **or** c) for sites 4000m^2 or more a loading bay for a semi-trailer of 15m x 3.6m and on-site manoeuvring for semi-trailer
Retail Business—	
Type 1 Local (other than a roadside stall)	5 spaces.
Type 2 Shop and salon	1 space per 20m^2, or part thereof, of *use area* for areas up to 100m^2 (excluding *outdoor dining area*); AND 1 space per 15m^2 or part thereof of *use area* for areas in excess of 100m^2 (excluding *outdoor dining area*); AND 1 space per 10m^2 or part thereof of any *outdoor dining area on the property*[30].
Type 3 Landscape and rural	1 space per 100m^2, or part thereof, of *use area* **or** 5 spaces, whichever is the greater.
Type 4 Showroom	1 space per 50m^2 or part thereof of *use area*.
Type 5 Vehicle uses	For Service Station - 4 spaces per service bay, with a minimum of 5 spaces provided. For Vehicle Hire Premises - 1 space per 3 vehicles, or part thereof, available for hire (These spaces may be arranged in a tandem layout); AND 1 wash bay.
Type 6 Hardware store	1 space per 60m^2 or part thereof of *use area*; AND queuing room for 8 vehicles in any drive in/through loading bay.
Type 7 Garden and lifestyle centre	1 space per 60m^2 or part thereof of *use area*, with a minimum of 5 spaces provided.

[30] Outdoor dining on the road reserve will not contribute to this calculation.

column 1 Use	column 2 Vehicle parking requirements
Community Uses	
Education Use—	
Type 1 Childcare	1 space per 2 employees; AND 3 spaces for every space required for employee parking, which may be located in a tandem arrangement, to be used for the setting down and picking up of children.
Type 2 School	1 space per employee; AND 1 space per 30 students, plus a separate paved setdown area for cars and buses to be used for the setting down and picking up of children.
Type 3 Adult	1 space per employee; AND 1 space per 10 students of driving age, plus a paved setdown area for buses.
Type 4 Information	1 space per 20m^2, or part thereof, of *use area*.
Wellbeing—	
Type 1 - Health	1 space per 3 beds; AND 0.5 space per employee including medical practitioners and specialists; AND Emergency vehicle parking.
Type 2 - Social	1 space per 20m^2 of *use area*
Type 3 - Worship	1 space per 10 persons, or part thereof, capable of being seated.
Type 4 - Funeral	1 space per employee; AND 1 space per hearse; AND For a chapel - 1 space per 10 persons capable of being seated, with a minimum of 10 spaces provided.
Residential Uses	
Ancillary dwelling unit	1 space.
Community residence	2 spaces.
Multiple Housing—	
Type 2 Duplex	1 covered space per *dwelling unit*; AND 1 additional space.

column 1 Use	column 2 Vehicle parking requirements
Type 3 Retirement & special needs	For independent living units within a ***retirement village*** - 1 covered space per *accommodation unit* or *dwelling unit*; AND 1 designated visitor space per 4 *accommodation units* or *dwelling units*, or part thereof; AND 1 emergency vehicle space. For ***residential aged care*** staff and visitor parking at the rate of 1 space per 4 *residential aged care* beds within the facility; AND 1 emergency vehicle space. For ***group houses*** – one covered space for every dwelling unit or bedroom occupied by resident carers or housekeepers (sufficient in size for a 10 seat vehicle); AND 4 additional spaces
Type 4 Conventional	For ***small dwelling units*** within the Business Centre Zone or Shire Business Centre Zone—1 space per dwelling unit (this is also a maximum); OTHERWISE: For single bedroom *dwelling units* or those less than 75m^2—1 covered space per *dwelling unit*; AND For 2 bedroom *dwelling units* or those between 76m^2 and 110m^2— 1 covered space per dwelling unit; and 1 space per 3 *dwelling units*, or part thereof; AND For *dwelling units with 3* or more bedrooms or those greater than 110m^2— 2 covered spaces per *dwelling unit* which may be located in tandem layout; AND 1 designated visitor carparking space, accessible at all time, per 4 *dwelling units* or part thereof.
Type 5 Relocatable	1 space per relocatable home; AND 1 space per 2 relocatable homes for visitor and surplus parking; AND 1 carwash bay per 100 relocatable homes, or part thereof; AND provision for boat and trailer storage.

column 1 Use	column 2 Vehicle parking requirements
Visitor Accommodation—	
Type 1 Home hosted	1 space per guest room.
Type 2 Caravan park	1 space per caravan site; AND 1 space per 10 caravan sites for visitor parking; AND 1 carwash bay per 100 caravans, or part thereof; AND provision for boat and trailer storage.
Type 3 Rural	1 space per *cabin* or guestroom; AND 1 additional space per 10 *cabins* or guestrooms or part thereof.
Type 4 Conventional	For *motels* & g*uesthouses* - 1 space per *accommodation unit* or guest room; AND 1 additional space per 10 accommodation units or part thereof. For *Visitor hostel* - 1 space per 12 guests capable of being accommodated; AND 1 space per staff member; AND parking for a courtesy shuttle bus (no bigger than 30 seats).

Division 14—Earthworks Code

14.115 Earthworks Code

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

- compliance with the Earthworks Code (section 14.117);
- overall outcomes for the Earthworks Code (section 14.118); and
- specific outcomes, acceptable solutions and probable solutions (sections 14.119—14.120.

14.116 Compliance with the Earthworks Code

Development that is consistent with the specific outcomes in sections 14.119—14.120 complies with the Earthworks Code.

14.117 Overall outcomes for the Earthworks Code

14.117.1 The overall outcomes are the purpose of the Earthworks Code.

14.117.2 The overall outcomes sought for the Earthworks Code are the following—

a) To ensure that earthworks do not unreasonably impact on the natural *environment* or other properties with regard to—

i land stability (including differential settlement or expansion in reactive soils);

ii contamination of land;

iii flooding and drainage;

iv groundwater, *watercourses* and *wetlands*;

v loss of native remnant or regrowth vegetation; and

b) Earthworks are designed and constructed to be structurally sound.

14.118 Specific outcomes, probable solutions and acceptable solutions for the Earthworks Code

The specific outcomes sought for the Earthworks Code are included in column 1 of Table 14-52. Acceptable solutions for *accepted development subject to requirements* and probable solutions for *code assessment* development are included in column 2 of Table 14-52.

Table 14-52 — Earthworks

column 1 **Specific Outcomes**	**column 2** **Acceptable solutions (if *accepted development subject to requirements*)** **Probable solutions (if *code assessment*)**
14.119 Effects of works	
Drainage ***O1*** Finished surface levels ensure land is free draining.	***S1.1*** The finished surface gradient of any filled or excavated area is within the range 0.5% to 1.5% and drains to Council's stormwater infrastructure where available or where stormwater infrastructure is not available, toward the street.
Hydraulics ***O2*** Any change to the level of the land does	No solution provided.

column 1 Specific Outcomes	column 2 Acceptable solutions (if ***accepted development subject to requirements***) Probable solutions (if ***code assessment***)
not have an adverse flooding impact on the flooding and drainage characteristics off-site.	
Geotechnical considerations ***O3*** Earthworks do not result in geotechnical instability on the premises or nearby premises.	***For assessable development—*** ***S3.1*** Filling works are undertaken in accordance with Section 2.8- *Filling of Site* of Council's *PSP*5 **-** Engineering Design Standards- Roads and Drainage & Earthworks AND ***S3.2*** Where the filling is for residential commercial or industrial purposes the works comply with Australian Standard - *Guidelines for earthworks on commercial & residential development.*
Local amenity ***O4*** Earthworks do not cause disturbance to the amenity of the neighbouring land.	***S4.1*** The following control measures are implemented— a) regular water spraying of exposed areas to suppress dust; b) provision of dust stabilised or sealed internal roads; c) protective covering of exposed areas that are left for more than 2 weeks; and d) if there is no valid development permit for the *site*, disturbed areas are revegetated using species identified in *PSP*3 - Landscaping Plants and Guidelines; AND ***S4.2*** Earthworks are undertaken only during the hours of 7am to 6pm, Monday to Friday and 7am to 6pm on Saturday. No work is undertaken on Sunday or public holidays.
Vegetative Waste ***O5*** *Vegetation* cleared from a development site is disposed of in an environmentally responsible manner.	***S5.1*** Cleared *vegetation* is transported off-site for disposal in an approved green waste disposal facility; OR ***S5.2*** *Cleared vegetation* is mulched on-site and reused for landscaping of the finished development; OR ***S5.3*** *Cleared vegetation* is disposed of for the purpose of firewood. (Note: Disposal of vegetative waste by burning off is not an acceptable method of disposal).
Managing contamination risk ***O6*** Materials used as fill are suitable for development of the land and filling or excavation works do not result in the contamination of land.	***S6.1*** The fill material is solid clean earth, free of putrescible or refuse material, vegetation, acid sulfate soils, building or construction material or other material or contaminants; AND ***S6.2*** The *site* is not on the contaminated land register.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Haulage activity and amenity ***O7*** Haulage of material to and from a site ensures— a) minimal disturbance to neighbouring properties and properties along the haulage route; and b) Council's road infrastructure including pavements is not adversely affected.	No solution provided
Extent of earthworks ***O8*** Earthworks are contained within the subject property.	***S8.1*** All earthworks, including cut and fill batters, retaining walls etc are contained within the subject site.
Sloping sites ***O9*** On *sloping sites*, excavation or filling are designed to maximise the use of natural slope and minimise the need for cut and fill.	***S9.1*** Cut or fill is less than 2m in depth relative to the *natural ground surface*.
Environmental protection ***O10*** Earthworks minimise any adverse impact upon groundwater, *watercourses*, *drainage lines*, *wetlands*, and native *vegetation*.	No solution provided.
Dams ***O11*** Dam location and construction does not impact upon neighbouring properties in terms of— a) hydrology; b) alteration of existing overland flowpaths and patterns; c) landslide or failure of dam wall; and d) *effluent disposal areas*.	***S11.1*** Where the site is in the Rural Zone— a) the land has a slope of less than 25% (1:4); and b) the earthworks including cut and fill batters and retaining walls are setback a minimum of 50m from the property boundary; and c) the size of the lot is greater than 5 hectares; AND ***S11.2*** Where the site is in the Rural Settlement Zone or the Rural Zone where the lot is less than 5 hectares— a) the land has a slope of less than 1:6; and b) the earthworks including cut and fill batters and retaining walls are setback a minimum of 20m from the property boundary; and c) involving less than 500m^3 of material; AND ***S11.3*** For all other zones— No solution provided.

Division 15—Erosion and Sediment Control Code

14.120 Erosion and Sediment Control Code

The provisions in this division comprise the Erosion and Sediment Control Code. They are—

- compliance with the Erosion and Sediment Control Code (section 14.122);
- overall outcomes for the Erosion and Sediment Control Code (section 14.123); and
- specific outcomes and probable solutions for the Erosion and Sediment Control Code (section 14.124—14.125).

14.121 Compliance with the Erosion and Sediment Control Code

Development that is consistent with the specific outcomes in sections 14.124 and 14.125 complies with the Erosion and Sediment Control Code.

14.122 Overall outcomes for the Erosion and Sediment Control Code

14.122.1 The overall outcomes are the purpose of the Erosion and Sediment Control Code.

14.122.2 The overall outcomes sought for the Erosion and Sediment Control Code are the following—

a) construction activities are managed to prevent erosion and sedimentation to offsite waters including stormwater, creeks and rivers;

b) development facilitates erosion control, drainage control and sediment capture and treatment; and

c) construction activities within watercourses are planned to prevent erosion, construction failure and associated sedimentation.

14.123 Specific outcomes and probable solutions for the Erosion and Sediment Control Code

14.123.1 The specific outcomes sought for the Erosion and Sediment Control Code are included in column 1 of Table 14-53. Probable solutions for *code assessment* development are included in column 2 of Table 14-53.

Table 14-53 —Erosion and sediment control

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.124 Effects of works	
Erosion and drainage control, sediment capture and stormwater runoff ***O1*** Development design, density, layout, and staging provide for erosion control, drainage control and sediment capture and treatment during the construction phase.	***S1.1*** Construction works are designed, planned and executed with respect to the principles of erosion reduction, drainage management and sediment capture in accordance with *Appendix 2, Table A of the Queensland State Planning Policy* and *International Erosion Control Association Best Practice Erosion and Sediment Control (BPESC) 2008*; AND

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	S1.2 Construction works are designed and managed to restrict the extent of clearing and soil exposure to that necessary for access, and safe construction; AND ***S1.3*** Clean stormwater is diverted or managed around or through the site without increasing the concentration of total suspended solids or other contaminants in the flow and without causing erosion (onsite or offsite); AND ***S1.4*** Cleared areas are effectively stabilised prior to rainfall if works are delayed or works are not intended to occur immediately; AND ***S1.6*** For *buildings*, a) upstream runoff must be diverted around the construction site; and b) sediment barriers are provided downslope of disturbed areas to prevent sediment washing into gutters, drains and watercourses either on or off the site; and c) exposed soil and construction access must be managed in accordance with *International Erosion Control Association Best Practice Erosion and Sediment Control (BPESC) 2008;* and d) temporary or permanent downpipes are connected to the stormwater system before laying the roof; **or** e) localised erosion is avoided by directing flow from downpipes over non-erosive areas.
O2 Works in a watercourse Construction activities within watercourses are planned to prevent erosion, construction failure and associated sedimentation.	***S2.1*** Work within waterways must be undertaken in accordance with Best Practice Erosion and Sediment Control, *Appendix I – Instream works, Sections 14 and 16 International Erosion Control Association 2008.* ***S2.2*** Temporary vehicular crossings of waterways must be designed and constructed to convey flows for the 50%*AEP* event and remain stable for all rainfall events up to 10%*AEP* event.

Division 16—Existing Services Code

14.125 Existing Services Code

The provisions in this division comprise the Existing Services Code. They are—

- compliance with the Existing Services Code (section 14.127);
- overall outcomes for the Existing Services Code (section 14.128); and
- specific outcomes and probable solution for the Existing Services Code (section 14.129).

14.126 Compliance with the Existing Services Code

Development that is consistent with the specific outcomes in section 14.129 complies with the Existing Services Code.

14.127 Overall outcomes for the Existing Services Code

14.127.1 The overall outcomes are the purpose of the Existing Services Code.

14.127.2 The overall outcomes sought for the Existing Services Code are the following—

a) Existing Council owned underground infrastructure is protected from potential or actual damage caused by development;

b) Underground infrastructure is accessible for maintenance purposes; and

c) Existing services are identified and methods of protection and access are implemented in the design of the development.

14.128 Specific outcomes and probable solutions for the Existing Services Code

The specific outcomes sought for the Existing Services Code are included in column 1 of Table 14-54. Probable solutions for *code assessment* development are included in column 2 of Table 14-54.

Table 14-54 Existing Services

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Setbacks and easements ***O1*** Development near a sewer, water main, stormwater drain, overland flow path or associated structure does not— a) adversely affect the function of the service; b) place an additional load on the service; and c) unduly increase future maintenance costs.	***S1.1*** The footing of any structure or building is located clear of the *zone of influence* but no closer than 1.5m (measured horizontally) from infrastructure including sewers, water mains and stormwater structures; AND ***S1.2*** No building or structure overhangs the *zone of influence*; AND ***S1.3*** Finished surface levels maintain a minimum of 600mm of cover, but no greater than 3m of cover to the underground infrastructure; AND ***S1.4*** If the existing surface level is altered, surface level services including manholes and inspection points are altered to match the new

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	surface level; AND ***S1.5*** Alterations are constructed in accordance with Section 4 of *PSP5* –Engineering Design Standards – Roads, Drainage and Earthworks and applicable water and sewerage design standards; OR **S1.6** Existing services are relocated and the design and construction of the relocated services is in accordance with Section 4 of *PSP*5 –Engineering Design Standards – Roads, Drainage and Earthworks and applicable water and sewerage design standards.
O2 Maintenance access is provided to all sewers, water mains, stormwater drains, overland flow paths and associated structures.	***S2.1*** For trunk infrastructure a registered easement in favour of Council is created over all underground infrastructure located in private property; AND ***S2.2*** The width of the easement is the greater of 3m or the width of the *zone of influence*; AND ***S2.3*** The easement is centred over the centreline of the infrastructure.

Division 17—Landscaping Code

14.129 Landscaping Code

The provisions in this division comprise the Landscaping Code. They are—

- compliance with the Landscaping Code (section 14.131);
- overall outcomes for the Landscaping Code (section 14.132);
- specific outcomes and probable solutions for the Landscaping Code (sections 14.133—14.139);
- minimum landscape areas, dimensions and works (section 14.140)

14.130 Compliance with the Landscaping Code

Development that is consistent with the specific outcomes in sections 14.133—14.139 complies with the Landscaping Code.

14.131 Overall Outcomes for the Landscaping Code

14.131.1 The overall outcome is the purpose of the Landscaping Code.

14.131.2 The overall outcome is the achievement of a high quality of landscape design that—

a) retains, reinforces and enhances the natural landscape character of the site, streetscape and *locality*;

b) retains existing *vegetation* and other natural features for their ecological, aesthetic and cultural values;

c) ensures the revegetation and rehabilitation of native wildlife habitat and *riparian zones* to protect and enhance ecological and biodiversity values;

d) facilitates water management including on-site detention and the efficient infiltration of stormwater;

e) enables the establishment of appropriate plantings that are of a scale and density commensurate with building height, bulk and scale to buffer development and conflicting land uses;

f) enhances privacy between *dwelling units* and *accommodation units*;

g) accommodates the outdoor recreation needs of dwelling occupants; and

h) provides adequate vegetation treatment to *steep slopes* and unstable landforms.

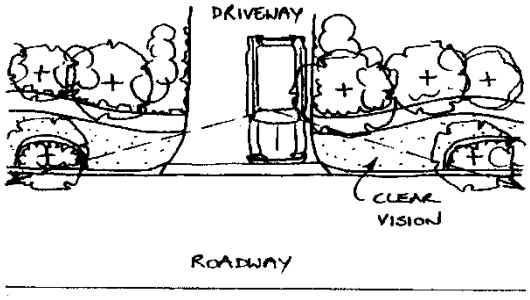
14.132 Specific Outcomes for Landscaping

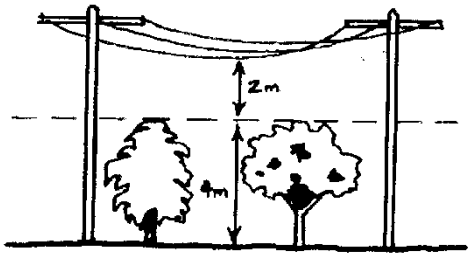
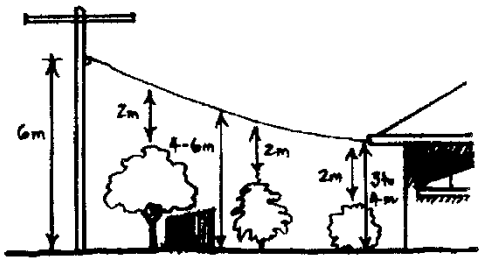
The specific outcomes sought for the Landscaping Code are included in column 1 of Table 14-55. Acceptable solutions for *accepted development subject to requirements* and probable solutions for *code assessment* development are included in column 2 of Table 14-55.

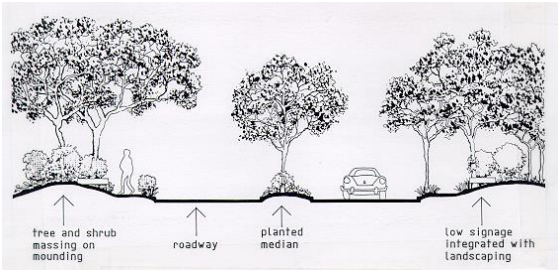
Table 14-55 — Landscaping

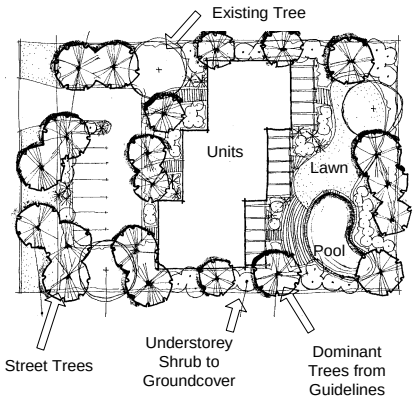
column 1 Specific Outcomes	column 2 Acceptable solutions (if ***accepted development subject to requirements***) Probable solutions (if ***code assessment***)
14.133 General requirements	
Streetscape and amenity ***O1*** Sufficient *landscaped areas* are provided to—	***S1.1*** *Landscaped areas*, not less than the minimum areas and dimensions specified in

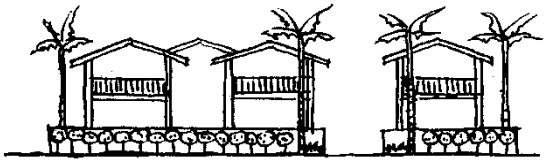
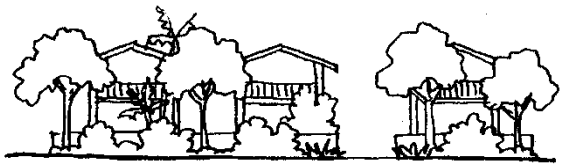
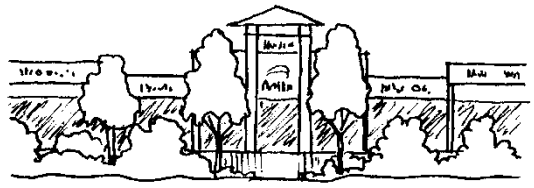
column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
a) enhance the visual amenity and natural landscape character of the area, streetscape and local area; b) retain natural landscape features, such as rock outcrops and existing large trees; c) retain existing native vegetation and enhance *buffer areas* around property boundaries; d) suit the relative size and nature of the development and its setting; e) reduce the visual impact of large or bulky structures and fencing along watercourses; and f) conceal service, carparking and loading areas of developments; g) screen incompatible land uses; and h) provide privacy between any *dwelling units and accommodation units* on and adjoining the site to a height and density appropriate to the scale of the development.	Tables 14-56 or 14-57, are provided and maintained; AND ***S1.2*** Landscaping is designed, planted and maintained in accordance with *PSP*3 Landscaping Plants and Guidelines.
Building and landscape design ***O2*** Site layout and building and landscape design— a) provides for *soft landscaping* to be established in and around the development; b) maximises the retention of large canopy trees; c) within the Eastern Beaches Locality and Noosa Heads Locality, avoids the removal of heath vegetation, except where required for internal roads and service and infrastructure construction; d) minimises the extent of impervious paved areas; e) provides for suitable plant layouts and densities; f) facilitates the adoption of appropriate planting techniques; and g) considers on-going maintenance requirements to assure the establishment and ongoing survival of plantings.	***S2.1*** Below ground components of buildings do not extend beyond the above ground footprint to allow for landscaping particularly within building setback areas; AND ***S2.2*** *Basement* carparks do not encroach into building setback areas; AND ***S2.3*** Plants are grouped in mulched beds rather than planted individually to provide for optimum growing conditions and less maintenance; AND ***S2.4*** These plants grouped in mulched beds are not subject to any hedging maintenance regimes; AND ***S2.5*** Landscaping is designed, planted and maintained in accordance with *PSP*3 Landscaping Plants and Guidelines; AND ***S2.6*** Alternatives to impervious pavement are provided and are located where landscaping and existing vegetation will benefit from increased infiltration of rainwater.
Species selection ***O3*** *Landscaped areas* include plant species that— a) are appropriate to the biophysical conditions and landscape character of the area; b) are suitable for the space available, the level of visual and climatic exposure, the functional requirements of the site and	***S3.1*** Plantings— a) comprise plant species identified for the relevant landscape character area in *PSP*3 Landscaping Plants and Guidelines; and b) avoid undesirable plant species identified in *PSP*3 Landscaping Plants and Guidelines; OR

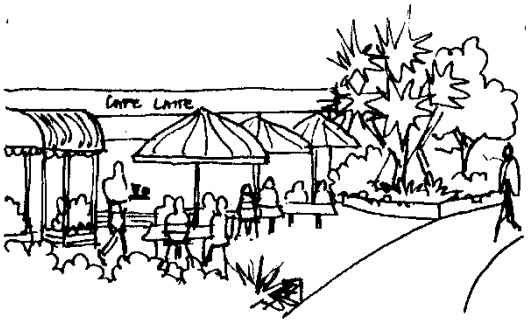
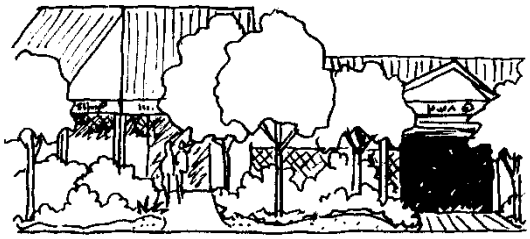
column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
the scale of the development; c) provide for appropriate levels of shade and sunlight to occupants of the development throughout the year; d) minimise the demand for water use; e) in road reserves, provide street trees with effective canopy shading having regard to the size and scale of the road reserve and the location of services and other structures; f) for street trees in towns are villages, are consistent with the existing streetscape character; g) do not cause potential damage to buildings or structures; h) are not harmful to pedestrians, particularly around schools, childcare centres, shopping areas and other high pedestrian areas; i) in intensively used environments, can endure high levels of activity; and j) for rural residential developments, are best suited to less intensive maintenance and low availability of water for gardens.	***S3.2*** For landscaping around pool areas— a) no more than 30% of the landscaped area is a mixture of plants *of local origin* and exotic plant species, provided none of the plant species are undesirable plants identified in *PSP*3 Landscaping Plants and Guidelines; and b) palms are specifically located in group plantings in accordance with *PSP*3 Landscaping Plants and Guidelines; AND ***S3.3*** Root guards are utilised around species with potentially invasive roots.
Safety and security ***O4*** Landscaping is designed and located to maximise the safety and security of public and private areas by— a) clearly defining the boundaries between private and public spaces; b) promoting casual surveillance of *buildings* and public areas from the street and other public areas for personal security reasons; c) avoiding concealment spots; and d) maintaining safe sight distances to and from road and building corners, carpark entrances and driveways (see Figure 14-16); e) maintain safe sight distances at planting bed ends within carparks; f) protecting solid fences from graffiti by incorporating elements such as landscaping, creepers, murals or vandal resistant paint; and g) separating and defining pedestrian and vehicle circulation routes.	***S4.1*** No solution provided. **Figure 14-16 — Landscaping allows for adequate safe vision at driveways and intersections** 
O5 The provision of landscaping is to a satisfactory standard ensuring that it does not lead to opportunities for concealment and possible assault sites.	***S5.1*** Landscaping provided which allows adequate visibility for casual surveillance of public and semi-public spaces, including entrances and exits to sites and buildings, by: a) planting trees which have clean trunks to a height of at least 1.8 m; and b) appropriately spacing shrubs at 1.2m

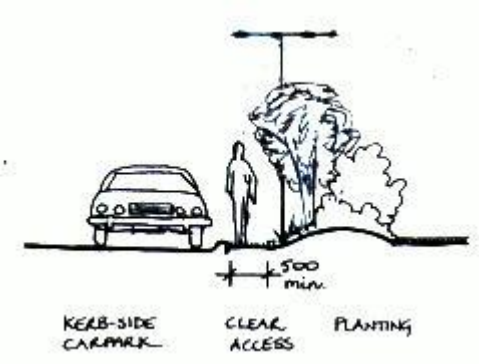
column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
	horizontal centres, with a maximum height of 0.75m, to avoid clumping and to retain sightlines.
O6 Street trees and plantings in towns and villages, carparks and other areas where potential conflicts with vehicles and pedestrians are evident, are planted so as to maximise vehicle and pedestrian safety.	***S6.1*** Street trees and trees in carparking areas achieve a maximum of 900mm clear trunk height for a 2.0m high tree at planting and are able to attain a clear trunk height of 1900mm on maturity; AND ***S6.2*** All scrub planting to be a maximum height of 700mm from the road pavement (not top of kerb).
Services and utilities ***O7*** All landscaping works maintain adequate safe distance from services and utilities including substations, overhead powerlines, power poles and transformers, street lamps, stormwater catchment pits, and underground services and utilities. **Figure 14-17**  **Figure 14-18**  	***S7.1*** Plant species used in landscaping adjacent to substations, or adjacent to or on *electricity transmission line easements*, are less than 4m high at maturity and do not encroach within 3m of a substation boundary; OR ***S7.2*** For trees higher than 4m, trees are planted at a distance from any part of an electricity transmission line at least equal to the expected height of the tree at maturity (see Figure 14-17); AND ***S7.3*** For power lines that connect to a premises, the height of plant species at maturity provides for a 2m clearance below the power line; (see Figure 14-18) AND ***S7.4*** Trees and large scrubs are located a minimum of— a) 5m from electricity poles and pillars; b) 4m from street lamps; c) 2m from stormwater catchment pits; and d) 2m from underground services and utilities; AND ***S7.5*** Plants are located to enable tradespersons to access, view and inspect service meters, such as water and electricity meters; AND ***S7.6*** Root barriers are installed around trees that are located within 3m of any infrastructures or that have potentially invasive roots.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Landscaped entry statement ***O8*** Tree and plant massing are the dominant features of entry statements to residential or commercial estates and are integrated with the landscape theme of the estate and the natural landscape character of the locality, rather than the entry being dominated by built elements such as masonary walls, waterfalls and assembled rock outcrops. (see Figure 14-19).	***S8.1*** No solution provided.
O9 Entry statements are low maintenance. **Figure 14-19 Typical estate entrance**  	***S9.1*** Landscaped entry statements are low maintenance and located entirely within privately owned land.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.134 Specific requirements for Multiple housing & Visitor Accommodation	
Private open space ***O10*** *Private open space* is— a) provided to all *dwelling units* and *accommodation units*; b) of adequate size and dimensions to suits the needs of occupants; c) clearly set apart for private use and separate from communal areas; d) directly accessible from a living area of the unit; e) located away from noise generating uses; f) capable of receiving adequate sunlight; and g) designed to provide for the privacy of occupants of the premises and adjoining premises.	***S10.1*** For **Multiple housing Types 2** and **4,** each *dwelling unit* provides for landscaped *private open space* comprising— a) for units at ground level, a minimum area of 25m^2 exclusive of the clothes drying area, with minimum dimensions of 4m and maximum gradient of 1 in 10 (10%); or b) for units above ground level, a minimum area of 12m^2, with minimum dimensions of 2.5m; or c) if *small dwelling units* within the Business Centre Zone, a balcony not less than 1.5m depth and with a minimum area of 4m^2; AND ***S10.2*** For **Multiple housing Types 2** and **4,** the *private open space* area at ground level is enclosed by side and rear fencing, screening or dense landscaping and the landscaping can attain the equivalent of 60% of the height of the building on maturity to protect the privacy of residents; OR ***S10.3*** For **Visitor accommodation** no solution provided
Communal open space ***O11*** Communal open space within the development provides adequate area for children to play and for socialising, and preferably has a northern aspect.	No solution provided
Screening & Mounding ***O12*** Planting is provided between units, adjacent to service and car parking areas and around the boundary of the *site* to provide for adequate screening. (see Figure 14-20). ***O13*** Clothes drying areas and waste disposal areas are screened from adjoining properties and road *frontages*. ***O14*** Mounding adjacent to units do not extend into service corridors, cover utility covers, obstruct overland stormwater flow, or cause ponding on footpaths, verges or on adjoining private property. ***O15*** Mounding associated with noise barriers is designed to avoid linear shapes and incorporates undulating shapes and forms that vary in height and width.	No solution provided **Figure 14-20** 

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Streetscape character ***O16*** Landscaping complements and enhances the existing streetscape character by providing plantings that match the scale of buildings within the street. (see Figure 14-21 and Figure 14-22). ***O17*** Where a podium is provided, planting is established on the podium to soften the bulk and appearance of the building, and species are used that can tolerate difficult climatic conditions.	No solution provided **Figure 14.21 Lack of integration with street, unsuited to scale of buildings**  **Figure 14-22 Continuation of streetscape, scale of building and landscaping relate well** 
Passive solar access and energy efficiency ***O18*** Plantings contribute to passive solar access, energy efficiency and amenity by providing shade in summer, particularly to western walls and open car parking areas, and admitting winter sunlight to outdoor and indoor living areas.	No solution provided
14.135 Specific requirements for Business Uses	
Design of commercial and retail spaces ***O19*** Landscaping softens building bulk and creates pleasant settings for visitors and staff that function well in an intensively used environment by— a) providing canopy trees and ancillary shade structures; b) using shrubs and garden beds to clearly define public spaces and pedestrian walkways; c) providing areas for public art, where appropriate; d) providing outdoor areas with seating for staff and visitors; e) adopting landscape solutions that reduce the visual impact of building bulk (see Figure 14-23); f) using screen planting to conceal service and loading areas; g) making provision for *outdoor dining areas* where appropriate, that integrate well within the streetscape (see Figure 14-24); h) providing adequate screening along the perimeters of the development; i) avoiding the use of formal planting design for *frontage* works; and	No solution provided **Figure 14-23 Landscaping solutions that appear to lessen the impact of building bulk**  **Figure 14-24 Outdoor eating areas integrate well with the streetscape**

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
j) providing planting design and species selection that can endure an intensively used environment.	
Industrial Business ***O20*** Landscaping within industrial developments is designed to— a) maximise retention of existing vegetation; b) provide planting in mulched areas at entrances, along boundaries and around car parking and *site facilities* to provide screening and shading; c) lessen the impact of building bulk though the planting of vegetation that is in scale with the building, and by using mounding where appropriate (see Figure 14-25); and d) provide outdoor areas for staff.	No solution provided **Figure 14-25 Appropriate species at correct density and height effectively screen bulky industrial buildings** 
14.136 Open space areas and road reserves	
Active parkland ***O21*** Landscaping in and around *active parkland* creates an environment that provides functional recreation areas and facilities in a landscaped setting that reflect the natural landscape character of the locality.	***S21.1*** Landscape works for *active parkland* include— a) formation of grassed and well-drained areas for recreation; b) retention of existing *vegetation* surrounding recreation facilities; c) the planting of shade trees around recreation facilities, including playfields and playgrounds; d) provision of landscaped *buffer areas* to adjacent *residential development*; and e) installation of recreational facilities that include the use of natural materials and finishes, where appropriate, and colours that blend with the natural environment.
Passive parkland and reserves ***O22*** Landscaping within *passive parkland* and adjacent to national parks and conservation reserves, provides for—- a) the protection and enhancement of native wildlife habitat and corridors; b) the replanting of disturbed areas; c) the protection of *riparian zones* where the site adjoins or includes a watercourse;	***S22.1*** Landscape works within *passive parkland* and adjacent to national parks and conservation reserves, include— a) retention of existing *vegetation of local origin*, including understorey plants and surface mulch; b) revegetation of cleared and disturbed areas; c) planting food/*habitat trees* in areas supporting important fauna populations and including nest

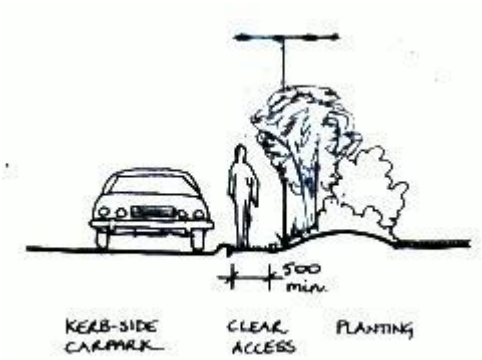
column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
d) a relaxed and pleasant environment for visitors, with low key, low impact recreation facilities; and e) linkages to other open space areas, where appropriate.	boxes where it has been necessary to clear *habitat trees* for development; d) removal of species identified as undesirable plant species in *PSP*3 Landscaping Plants and Guidelines; e) enhancement of the area through the provision of walking trails, picnic tables and bridges; f) the provision of linkages to the Noosa Trial Network as identified in Schedule 5 on Map 3, where appropriate; g) retention of *natural ground levels* and hydrology within and around these areas; and h) minimal grassed areas.
Road reserves ***O23*** Landscaping within road reserves— a) enhances the streetscape quality and natural landscape character of the area; b) provides buffering to adjoining uses; c) maintains the functionality of the road reserve for vehicles, pedestrian and bicycles, including providing adequate allowance for pedestrians to use the verge; d) provides for the retention of existing tall trees and remnant native *vegetation;* e) allows for the opening of car doors along urban streets; f) allows for maintenance or emergency access to service corridors and utilities; g) maintains site distances to and from corners, intersections, driveways and pedestrian crossing points; and h) maintains overland stormwater flow to avoid ponding on footpaths, nature strips or adjoining premises.	***S23.1*** A minimum of 1 street tree is provided per lot or every 8m of *frontage*, whichever is the greater; AND ***S23.2*** Where vehicles are parked parallel to the kerb, landscaping is setback a minimum of 500mm from the back of the kerb to allow adequate access (see Figure 14-26); AND ***S23.3*** Street trees are planted a minimum of 1m from the back of the kerb in the road reserve verge. **Figure 14-26 Allow 500mm for passenger Access** 

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
14.137 Environment protection and conservation	
Watercourses and drainage lines ***O24*** Landscaping works along *watercourses* and *drainage lines*— a) retains and enhances the existing *riparian vegetation* including understorey; and b) rehabilitates and revegetates degraded *riparian zones* to filter stormwater run-off and provide for native wildlife habitat; and c) avoids slashing and turfing of *watercourse* edges and *drainage lines*; and d) avoids engineering design solutions, such as concrete drains; and e) use natural materials in the construction of boardwalks, bridges and similar structures to blend with the natural environment.	No solution provided.
Wildlife habitat protection ***O25*** Landscaping retains and enhances habitats and corridors for native wildlife by— a) replicating adjacent remnant *vegetation*, including understorey *vegetation*; b) siting *landscaped areas* to complement and enhance existing *vegetation*; c) retaining old trees (including dead trees) with hollows for local native fauna habitat; and d) creating or enhancing vegetation linkages between existing habitats; e) minimising adverse effects to koalas by planting and retaining appropriate tree species and facilitating koala movement in koala habitat areas[31].	***S25.1*** For Koala Habitat Areas shown in Schedule 7— a) a minimum of 70% of tree species planted on the premises are koala food trees listed in *PSP*3 Landscaping Plants and Guidelines; and b) where koala access is impeded by a fence or retaining wall— i climbing poles are erected at regular intervals along the structure at an approximate 45 degree angle on either side of the structure; ii plant vegetation within close proximity (branches touching) on either side of the fence to provide a natural ladder; and iii install panels or planks horizontally along the top of the fence to provide a walkway, where appropriate; and c) choose fence materials, such as a timber post-and-rail or chain wire, that a koala can easily grip and climb or leave a minimum 300mm gap between ground level and the first rail or strand of any fence. AND ***S25.2*** Vegetation *of local origin* is retained and replanted in areas indicated in Schedule 5 on Map 4 - Open Space Networks.

[31]Schedule 7 maps koala habitat areas to be used for assessing development in koala habitat areas against the koala conservation criteria contained in the *Nature Conservation (Koala) Conservation Plan 2006* and *Management Program 2006-2016*

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
Water management ***O26*** Landscaping works promote the effective use of water through appropriate plant selection and layout and by maximising opportunities for water infiltration.	***S26.1*** The infiltration and conservation of water is optimised through— a) selecting native plant species identified in *PSP*3 Landscaping Plants and Guidelines; b) grouping plants in mulched beds; c) minimising impervious surfaces; d) using semi-pervious pavement surfaces; such as grass cell paving, as a alternative to pervious surfaces e) draining hard surfaces areas to *landscaped areas*; f) planting microphytes along driveways to absorb hydrocarbons; and g) using surface and subsurface drainage swales.
Soil stability ***O27*** Landscaping works are design and sited to ensure the stability of soils and minimise sediment and erosion activity, particularly on *steep slopes* and in landslide hazard areas, making use of *soft landscaping* rather than hard landscaping solutions wherever possible.	No solution provided
14.138 Carparking areas	
Off street carparks ***O28*** Landscaping of carparking areas is designed to— a) reduced the visual impact of the development; b) provide for advanced canopy trees to shade vehicles and to reduce reflected radiation; c) ensure canopy trees are protected from vehicle damage by providing adequate sized garden beds; d) maximise opportunities for infiltration of rainwater on-site; and e) minimise contaminated runoff entering the stormwater system and watercourse.	***S28.1*** One advanced canopy tree[32] (a minimum of 100 litres pot size) is provided— a) in towns and villages, shopping centres or commercial areas— for every 4 carparking spaces; **or** b) otherwise—for every 6 carparking spaces; AND ***S28.2*** A minimum area of 5m^2 is provided around each canopy tree, which is mulched and treated; AND ***S28.3*** Plants are grouped in mulched beds rather than using individual, evenly spaced trees and scrubs; AND ***S28.4*** Semi-pervious pavement surfaces are used, such as grass cell paving, to increase infiltration of rainwater and minimise contaminated runoff, including hydrocarbons, entering the stormwater system and watercourses; AND ***S28.5*** Runoff from carparking areas is directed to *landscaped areas* to minimise contaminate runoff, including hydrocarbons, entering the stormwater system and watercourses; AND ***S28.6*** Garden mounding is incorporated into carparking areas adjacent to *frontages*;

[32]A canopy tree is defined as a tree having a minimum canopy of 5m at maturity.

column 1 Specific Outcomes	column 2 Acceptable solutions (if *accepted development subject to requirements*) Probable solutions (if *code assessment*)
	AND ***S28.7*** Surface and subsurface drainage swales are used to maximise stormwater infiltration; AND ***S28.8*** A planting bed of at least 1m width with screen fencing and dense planting is provided to any property boundary with an adjacent *residential development*.
On-street car parks ***O29*** Edges to parking and turning spaces for on street parking are landscaped to provide shade and screening, while ensuring adequate *access* to vehicles. **Figure 14-27 Allow 500mm for passenger access**  	***S29.1*** Where vehicles are parked parallel to the kerb, landscaping is setback a minimum of 500mm from the back of the kerb to allow adequate *access* (see Figure 14-27); AND ***S29.2*** Street trees are planted a minimum of 1m from the back of the kerb in the road reserve verge.

14.139 Minimum landscaped areas, dimensions and works

Table 14.56 lists **Standard** minimum landscaping dimensions, areas and works for zones.

Table 14.57 lists **Exceptions** for specific uses and other development.

Table 14-56—Standard minimum landscaped areas, dimensions and works for zones

column 1 Zone	column 2 Minimum dimensions, areas and works
Visitor Mixed Use Zone	Minimum area—10% of the site area. Minimum dimensions— a) *Frontage*— average width of 2m; and b) Side or rear boundaries—3m width along all boundaries that adjoin land in a *residential zone*.
Village Mix Zone	Minimum area—10% of the site area. Minimum dimensions— a) *Frontage*— 0.0m; and b) Side or rear boundaries—3m width along all boundaries that adjoin land in a *residential zone*.
Neighbourhood Centre Zone	Minimum area—10% of the site area. Minimum dimensions— **In the Eastern Beaches Locality—** a) 0.0m from the front and side boundaries for the Peregian Beach Neighbourhood Centre Zone; or b) 6m width to all boundaries for the Sunrise Beach

column 1 Zone	column 2 Minimum dimensions, areas and works
	Neighbourhood Centre Zone; **In the Noosa Heads Locality—** a) 2m width from the front boundary to Quamby Place; b) 0.0m to the boundary of land in the Open Space Recreation Zone; c) 3m width to boundaries of land in a residential zone; **In the Noosaville Locality—** a) 6m width from the boundary to Weyba Road; b) 2m width from the boundary to Swanbourne Way; c) 3m width from the boundary of land in a residential zone. **In the Tewantin and Doonan Locality and Cooroibah Locality—** a) 0.0m to adjoining land in the Neighbourhood Centre Zone; b) 6m width from all other boundaries.
Business Centre Zone	Minimum area—10% of the site area. Minimum dimensions— a) *Frontage*— average width of 2m with exceptions to the following streets: i) Poinciana Ave, Tewantin— 0.0m; and ii) Emerald St, Maple St and Diamond St, Cooroy—0.0m; and iii) David Low Way and Lanyana Way, Noosa Heads—0.0m; and b) Side boundaries—3m width along all boundaries that adjoin land in a *residential zone*.
Shire Business Centre Zone	Minimum area—10% of the area of any development site within the relevant Precinct provided that the Precinct has an overall minimum *landscaped area* of 15%.[33] Minimum *frontage* dimensions—6m width to the internal loop road.
Community Services Zone	Minimum area—15% of the site area. Minimum dimensions— a) *Frontage*—average width of 2m; and b) Side boundaries—3m width along all boundaries that adjoin land in a *residential zone*.
Industry Zone	Minimum area—15% of the site area. Minimum dimensions— a) *Frontage*— i) Standard—6m width; and ii) Exceptions— A) 4.5m for secondary road *frontages* where the premises has *frontage* to more than 1 road; and B) 2m width for *frontage* adjacent to uncovered visitor car parking; and b) Side boundaries— i) Standard—3m width; or

[33] Land included in Precincts OS4, OS5, OS6 and OS7 can not be included in the landscaping calculation for another precinct.

column 1 Zone	column 2 Minimum dimensions, areas and works
	ii) Exceptions— A) 6m width along all boundaries that adjoin premises in the Rural Settlement Zone and 10m width along all boundaries that adjoin premises in any other *residential zone*; and B) No requirement for boundaries that adjoin land in the Industry Zone.

Table 14-57—Exceptions for specific uses and other development

column 1 Use or other development	column 2 Minimum requirements
Business Uses	
Commercial business where located on the western side of David Low Way, Peregian Beach between Woodland Drive and Peregian Beach Caravan Park	Minimum area—10% of the site area. Minimum dimensions— a) *Frontage*—average width of 2m of *soft landscaping*; and b) Side or rear boundaries—3m width along all boundaries that adjoin land in a *residential zone*.
Retail business— **Type 1 Local** (excluding a road side stall) **Type 4 Showroom** **Type 6 Hardware Store** **Type 7 Garden and Lifestyle Centre**	Minimum dimensions— a) *Frontage*— i) Standard—6m width; **or** ii) Exception—2m width for vehicle parking and manoeuvring areas; and b) Side and rear boundaries— i) Standard—2m width; **or** ii) Exception—5m width along all boundaries that adjoin land in a *residential zone*
Retail business Type 5 **Vehicle Uses**	Minimum area—10% of the site area. Minimum dimensions— a) *Frontage*—3m width except for vehicular entrances and exits; and b) Side boundaries— i) Standard—3m width to a minimum depth of 10m measured from the road *frontage*; **or** ii) Exception—5m width to a minimum depth of 10m measured from the road *frontage* for boundaries that adjoin land in a *residential zone*; and c) Rear boundaries—5m width for boundaries that adjoin land in a *residential zone.*
Community Uses	
Education use Type 1 Childcare	Minimum dimensions— a) *Frontage*— i) Standard—6m width; **or** ii) Exception—2m width for vehicle parking and manoeuvring areas; and b) Side and rear boundaries—2m width.
Residential Uses	
Detached house (*Display Home*)	Minimum dimensions—2m width to any *frontage* excluding the access driveway.
Community residence	Minimum dimensions—2m width to any *frontage* excluding the access driveway.
Multiple housing— **Type 2 Duplex** **Type 3 Retirement and special needs**	Minimum area— a) Standard— the proposed population multiplied by 40m^2 , provided that a minimum of 60% of this is *soft landscaping*; **or**

column 1 Use or other development	column 2 Minimum requirements
Type 4 Conventional **Visitor accommodation—** **Type 3 Rural** **Type 4 Conventional**	b) Exception—if in the Attached Housing Zone or Visitor Mixed Use Zone—proposed population multiplied by 30m^2, providing that a minimum of 60% of this is *soft landscaping*. Minimum dimensions— a) *Frontage*— i) Standard—6m width with a minimum average of 3m width consisting of *soft landscaping*; **or** ii) Exception—2m width for *frontage* adjacent to uncovered visitor carparking. **b)** Rear boundaries—2m width.
Multiple housing Type 6 Relocatable **Visitor Accommodation Type 2** **Caravan Park**	Minimum area—30% of the site area (with a minimum of 30m^2 of *private open space* for relocatable homes. Minimum dimensions— a) *Frontage*—12m width; and b) Side boundaries—5m width
Transport Type 2 Carpark	Minimum area—5% of the site area. Minimum dimensions— a) *Frontage*—2m width; and b) Side and rear boundaries—1m width.

Division 18—Transport, Roads and Drainage Code

14.140 Transport, Roads and Drainage Code

The provisions in this division comprise the Transport, Roads and Drainage Code. They are—

- compliance with the Transport, Roads and Drainage Code (section 14.142);
- overall outcomes for the Transport, Roads and Drainage Code (section 14.143); and
- specific outcomes and probable solutions for the Transport, Roads and Drainage Code (sections 14.144—14.151).

14.141 Compliance with the Transport, Roads and Drainage Code

Development that is consistent with the specific outcomes in Sections 14.144 to 14.151 complies with the Transport, Roads and Drainage Code.

14.142 Overall outcomes for the Transport, Roads and Drainage Code

14.142.1 The overall outcomes are the purpose of the Transport, Roads and Drainage Code.

14.142.2 The overall outcomes sought for the Transport, Roads and Drainage Code are the following—

a) Development is consistent with the intentions of the strategic transport network, which is to--
   i. improve the coordination between transport and land use, to avoid excessive motor vehicle travel;
   ii. minimise the environmental and social impacts of transport on the natural and urban environment;
   iii. increase the use of walking, cycling, bus, train and ferry modes and minimise the use of the private car;
   iv. ensure that vehicle access to the development does not compromise the capacity and safety of the road system;
   v. not increase the scale of the road network beyond that currently planned; and
   vi. ensure that development appropriately attenuates noise from adjoining roads.

b) Development works are designed and constructed to a standard that meets community expectations, prevents unacceptable off-site impacts and optimises whole of life cycle costs;

c) Roads are designed and constructed to satisfy their specified functions and provide an appropriate level of flood immunity (including local flooding on roads, i.e. through sufficient kerb storage capacity);

d) Development provides appropriate *buffering* between noise sensitive uses and the *major road network* and rail corridors;

e) Roads are designed and constructed to be compatible with the existing road network and hierarchy and to provide a safe *environment* for vehicular traffic, pedestrians and cyclists;

f) Intersections and access points are designed and constructed to retain the low key development style and slower pace enjoyed by residents and visitors;

g) Road and drainage infrastructure is constructed to a standard that minimises ongoing maintenance costs;

h) Drainage systems are designed and constructed with capacity to effectively manage or convey the design flow;

i) Road and drainage infrastructure is compatible with other infrastructure; and

j) Road and drainage infrastructure does not create any adverse impacts upon environmental values associated with biodiversity, hydrological cycles, biophysical resources and air quality.

14.143 Specific outcomes, probable solutions and acceptable solutions for the Transport, Roads and Drainage Code

The specific outcomes sought for the Transport, Roads and Drainage Code are included in column 1 of Table 14-58 to Table 14-59. Probable solutions for *code assessment* development are included in column 2 of Table 14-58 to Table 14-59 .

Table 14-58 — Strategic transport network

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.144 Strategic Transport Network	
O1 Traffic generation from the development is considered in a localised and a Shire wide context to ensure that— a) the transport network has the capacity to safely and efficiently accommodate projected movements; and/or b) the development includes measures to upgrade the transport network to meet the imposed demands.	***S1.1*** Where the development leads to the need to increase transport infrastructure in the Shire, the development contributes to the transport network in accordance with the requirements of the applicable infrastructure charging instrument and the Priority Infrastructure Plan in accordance with legislation. ***Editor's note*** *Council may for some development require the preparation of a Transport Impact Assessment Report. Planning Scheme Policy PSP1 details matters to be addressed in the Report.*
O2 The street network has high street connectivity, both within the development and to the surrounding local area.	***S2.1*** Road planning and development design facilitates as many pedestrian and cycle movements as possible and provides for future connectivity and integration with adjoining sites; AND ***S2.2*** Arterial and sub-arterial roads are designed so they can operate with acceptable volumes of traffic during peak times; AND ***S2.3*** Collector and local streets are provided to support short trips for local traffic moving in and between neighbourhoods. Local traffic is channelled towards collector streets to ensure that traffic volumes on local street are kept low; AND ***S2.4*** Collector and local streets are designed to discourage through traffic; AND ***S2.5*** A collector street is provided parallel to arterials particularly where they pass through town centres; AND ***S2.6*** Appropriate width of road and verge is provided to allow streets to perform their designated functions in the street network; AND ***S2.7*** A network of local streets focused towards

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	an activity centre or school is provided for safe and efficient pedestrian and bike access to the school, safe conditions for school buses, setdown facilities, with on-site parking where practical; AND ***S2.8*** Passive surveillance is maximised by designing streets to enable development to front all streets and roads, including arterials; AND ***S2.9*** Streets near Public Passenger Transport facilities are orientated to optimise the walkable catchments within 800 metres walking distance; AND ***S2.10*** The street network has no more than 15 percent of lots fronting cul-de-sacs. The maximum cul-de-sac length is 120 metres; AND ***S2.11*** Street stubs to adjacent future development areas are provided at spacings of 200 m or closer to enable future street connections to be made; AND ***S2.12*** Street block lengths are not more than 240 m long, and predominantly around 150-180 m long. Street block lengths are generally shorter closer to town and neighbourhood centres; AND ***S2.13*** Direct, safe and attractive pedestrian and cycle routes are provided within and through the development and connect to bus stops.
O3 Development is designed – a) To encourage travel by community transport, walking and cycling rather than by private car; and b) To maximise accessibility via existing and planned community transport facilities	***S3.1*** Higher density development is concentrated along public transport Routes; AND ***S3.2*** There is provision for bus routes through development sites; AND ***S3.3*** Bus routes are located to maximise patronage catchment and to consider personal safety, lighting and traffic management; AND ***S3.4*** At least 90 percent of all residents are located within 400 metres of an existing or planned bus route; AND ***S3.5*** Pedestrian and cycle movement is provided within local streets to and through development; AND ***S3.6*** Attractive and safe pedestrian and cycle connections are provided with shade trees, graded walking and cycle paths and lighting; AND ***S3.7*** Buildings and pedestrian entrances are oriented to the street; AND

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	S3.8 Pathways have ramps at all kerb corners for wheelchair and pram access; AND ***S3.9*** Every development has convenient and prominent pedestrian entrances that cater for all pedestrians including older people, children and the mobility and vision impaired; AND ***S3.10*** Expanses of ground level blank walls along street frontages, and large driveways and entrances to carparks are avoided; AND ***S3.11*** Bus routes are not be located away from activity centres; and AND ***S3.12*** Facilities for boarding and exiting community transport facilities are incorporated into developments; AND ***S3.13*** Pedestrian and cycle routes within or adjacent to the development are overlooked by adjoining buildings, make use of views and attractive sights, have lighting and are signposted; AND ***S3.14*** Suitable car restraint measures are adopted within the development such as lower speed limits or traffic calming measures to support greater pedestrian and cycle movement; AND ***S3.15*** Traffic management devices on potential bus routes are provided in accordance with the *accepted development subject to requirements* code for undertaking road works on local government roads, under the Transport Planning and Coordination Regulation 2005; AND ***S3.16*** Streets identified as potential bus routes are— a) collector streets and sub-arterial/arterial roads which provide highly accessible and relatively direct routes wherever practical; b) those that provide for the shortest and most direct route for an efficient public transport service; and c) those that can efficiently service adjoining development areas.
O4 Development *access* does not compromise the functions of particular roads as indicated in the road hierarchy, and does not adversely impact on the safety, capacity and operations of the road system.	No solution provided.
14.145 Pedestrian and Cycle Path Infrastructure	
O5 Pedestrian and cycle path infrastructure is provided –	***S5.1*** Consideration is given to existing and future pathway linkages and pathways link to

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
a) to form an integrated component of the movement network and the open space system; b) to encourage walking and cycling; c) to add variety and visual interest; d) to conserve street trees, vegetation and other significant features; e) to allow equitable access to public areas and community facilities; f) with adequate lighting where subject to high night time usage; g) in locations where there is casual surveillance; h) or widened at potential conflict points; i) to incorporate— i) street tree planting to enhance the streetscape; ii) directional signage that is visible under all conditions.	the Local and Regional Cycle Network and to the Priority Infrastructure Plan in Part 15. ***S5.2*** Direct and accessible linkages are provided into the site. ***S5.3*** Pathway and landscape works are provided to a high standard to Council specifications and assessed for compliance with local government cycling facility design standards. ***S5.4*** Pathways are provided to cater for shared use and cater for both commuting and recreational usage and exceed minimum standards.
O6 Pedestrian and cycle path infrastructure is designed and constructed to – a) provide a stable, smooth surface, including across driveways, sections and joins; b) be easily maintained; c) a width and longitudinal gradient to cater for projected usage, including nearby— i) high activity nodes; ii) public transport; iii) centres; d) provide clear sight-lines for safe use; and e) be free of any obstructions such as fences, signage and bollards.	***S6.1*** Pedestrian and cycle path infrastructure is designed and constructed – a) in accordance with AUSTROADS; b) to comply with local government design standards; c) to have navigational signs in accordance with Council 'Wayfinding' signage specifications; and d) to incorporate – i) kerb ramps at all intersections and designated crossings; ii) refuge islands on all roads with median strips; and iii) holding rails for cyclists at the intersection of trunk collector, sub-arterial and arterial roads that are positioned in accordance with – A. Australian Standard 1742.9: 2000 - Manual of Uniform Traffic Control Devices - Bicycle Facilities; and B. AUSTROADS Part 14 - Bicycles - Section 9; and C. AUSTROADS Part 13 – Pedestrians.
	Editor's note: *All pathways are considered shared use pathways, which Cyclists can legally use, unless bicycles are specifically prohibited through signs or markings (such as in town centres).*

Table 14-59 — Roads and drainage

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.146 Road and drainage design and construction	
O7 Roads and pedestrian and cycle paths are planned and designed to support the hierarchy	***S7.1*** Road planning and design supports the hierarchy and functional aspects identified in

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
and functional aspects identified in Sections 2 and 3 of *PSP*5 Engineering Design Standards – Roads, Drainage and Earthworks and to ensure that— a) design and alignment of the roads, intersections and all associated works— i. provides a safe environment for all users; ii. is adequate for the design speed environment; iii. is adequate for predicted traffic volumes; and iv. maintains the safe and efficient functioning of the road network without the use of traffic signals; v. is compatible with existing roads; vi. is easily maintained by Council equipment; and vii. where appropriate, has the ability to accommodate public transport services; b) road pavement surfaces— i. are durable enough to carry estimated wheel loads of travelling and parked vehicles; ii. provide for the safe passage of vehicles, pedestrians, cyclists, and discharge of stormwater run-off from contributing catchments and the preservation of all weather access; c) kerb and channel— i. controls vehicle movement by delineating the carriageway for all users; ii. conveys road pavement run-off to stormwater drainage in a manner that allows the road to be trafficable in Q100 ARI local rainfall events; and d) verges and footpaths provide— i. safe access for pedestrians and cyclists clear of obstructions; ii. an access area for vehicles onto properties; iii. a corridor allocated for services and utilities; and iv. additional amenity for minor roads.	Sections 2 and 3 of *PSP*5 Engineering Design Standards – Roads, Drainage and Earthworks; AND ***S7.2*** Road and pathway planning and design is in accordance with, in order of precedence— a) *Noosa Integrated Local Transport Pla*n; b) Queensland Transport's *Shaping Up*; c) *Queensland Design Code for Residential Streets;* d) *AUSTROADS Guide to Traffic Engineering Practice*; e) Sections 2 and 3 of *PSP5* Engineering Design Standards – Roads, Drainage and Earthworks; or f) the *Noosa Cycling and Walking Network Development* Plan; OR g) A combination of the principles in these documents. AND ***S7.3*** On-road cycling treatment is utilised to provide safe and continuous movement of cyclists along a roadway, such as-- a) sealed shoulders; b) wide kerbside lane; c) exclusive or peak period bicycle lane; d) advisory treatments such as Bicycle Awareness Zone; e) shared parking / bicycle lane; f) contra flow bicycle lane; and g) bus/bicycle lane. ***S7.4*** The provision of bicycle lanes at intersections is generally in accordance with *AUSTROADS* Part 14, section 5 and the *Manual of Urban Traffic Control Devices* (MUTCD) Part 9.
O8 Stormwater drainage infrastructure is planned, designed and constructed to— a) be accessible, cost effective and easily maintainable; b) protect downstream capacity; c) protect downstream water quality; d) maximise on-site stormwater retention and retardation; and e) convey run-off to stormwater drainage in a manner that allows roads to be trafficable	***S8.1*** Stormwater drainage planning, design and construction is in accordance with Section 4 of *PSP5* Engineering Design Standards – Roads, Drainage and Earthworks; AND ***S8.2*** As Constructed data is submitted in accordance with Section 6 of *PSP5* Engineering Design Standards – Roads, Drainage and Earthworks; AND

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
in Q100 ARI local rainfall events.	***S8.3*** Stormwater drainage planning, design and construction is in accordance with the *Queensland Urban Drainage Design Manual*.
O9 Roads and stormwater drainage infrastructure is constructed— a) in accordance with appropriate engineering standards; and b) to minimise adverse environmental impacts, including from run-off and erosion.	**S9.1** Roads and stormwater drainage infrastructure is constructed in accordance with— a) Sections 2, 3 and 4 of *PSP*5 Engineering Design Standards – Roads, Drainage and Earthworks; b) *Queensland Design Code for Residential Streets*; c) *AUSTROADS; or* d) A combination of the principles in these documents; AND ***S9.2*** Erosion and sediment control measures are designed and implemented in accordance with the *Institution of Engineers Australia (Queensland Division) Soil Erosion and Sediment Control - Guidelines for Queensland Construction Sites.*
Environmental Protection ***O10*** Roads and stormwater drainage infrastructure are located and aligned so as to— a) minimise disturbance to native *vegetation* and/or other habitat areas; b) protect and maintain wildlife corridor movements and the safety of native fauna; c) minimise changes to the hydrological regime, including drainage patterns, run-off and water quality; d) avoid crossing *watercourses*, *drainage lines* and *wetlands*, but where such crossings are unavoidable, disturbed areas are reinstated and revegetated on completion of works; and e) minimise bulk earthworks.	***S10.1*** Roads and stormwater drainage follow the edge of existing disturbed areas, or alternatively, these works are co-located within a combined utility corridor; AND ***S10.2*** Roads avoid native *vegetation* and provide for fauna underpasses and associated fencing where appropriate; AND ***S10.3*** Road infrastructure within or adjacent to native habitat incorporates fences which allow for protected wildlife movement and controls unrestricted access of domestic cats and dogs; AND ***S10.4*** Native *vegetation* is protected from clearing or construction activities by— a) clearly marking vegetation to be retained with flagging tap; b) installing protective fencing around the *dripline* of *vegetation*; and c) ensuring stock piling, storage and vehicle parking occur outside the areas of *vegetation* to be retained; AND ***S10.5*** Low impact construction techniques are used around areas of *vegetation* to be retained to minimise interference with the *vegetation*.
O11 Roads and stormwater drainage infrastructure is proven to be suitable for its use prior to Council accepting the dedicated asset.	No solution provided
O12 Alignment of stormwater drainage infrastructure is to allow for easy *access* for the ongoing maintenance by Council.	***S12.1*** The location, design and construction of stormwater drainage structures is in accordance with Sections 4 and 5 of *PSP*5, Engineering Design Standards - Roads, Drainage and Earthworks;

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	AND ***S12.2*** Where infrastructure is located on private land an easement is dedicated over the infrastructure in accordance with Section 4 of *PSP* 5, Engineering Design Standards – Roads, Drainage and Earthworks.
14.147 Frontage works	
O13 Development is provided with external roadworks along the full extent of the *frontage* of the site to an appropriate standard having regard to the specified function of the road.	***S13.1*** The following infrastructure components already exist at the *frontage* of the *site* or are provided at the developer's expense— a) full width sealed road; b) concrete kerb and channel where appropriate; c) forming and grading to footpaths; d) vehicular kerb and footpath crossings; e) a constructed bikeway; f) a constructed footpath; g) a constructed carriageway; h) required alterations to public utility mains, services or installations; i) construction of any required alterations to public utility mains, services or installations; j) stormwater drainage works; and k) installation of electrical conduits; AND ***S13.2*** Road and drainage design and construction is in accordance with Sections 3 and 4 of *PSP5* Engineering Design Standards – Roads, Drainage and Earthworks.
14.148 Road and rail corridors	
O14 Noise sensitive uses including residential uses are not subjected to high traffic noise levels from the *major road network* or rail corridors.	***S14.1*** Noise sensitive uses including residential uses are separated by a minimum of— a) 40m from the property boundary of roads within the *major road network*; and b) 80m from the property boundary of rail corridors; OR ***S14.2*** Development in the vicinity of road corridors meets the following external design criteria for roads in the *major road network*— a) 54dB(A)$L_{10\ (18hours)}$ based on predicted traffic volumes ten years hence; AND ***S14.3*** Development in the vicinity of rail corridors meets the following external design level noise criteria— a) 65dB(a), assessed as the 24hour average equivalent continuous A-weighted sound pressure level; and b) 87dB(A), assessed as a single event maximum sound pressure level.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.149 Staged development	
O15 Staged development is planned, designed and constructed to ensure that— a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; b) the infrastructure provided is capable of servicing the entire development; and c) the materials used are consistent throughout the development.	No solution provided.
14.150 Alterations to services and utilities	
O16 Any alterations or repairs to infrastructure as a result of the development are made at no cost to Council.	***S16.1*** Any alterations or repair to infrastructure as a result of the development are completed at the developer's expense.

Division 19—Waste Management Code

14.151 Waste Management Code

The provisions in this division comprise the Waste Management Code. They are—

- compliance with the Waste Management Code (section 14.153);
- overall outcomes of the Waste Management Code (section 14.154); and
- specific outcomes and probable solutions for the Waste Management Code (section 14.155).

14.152 Compliance with the Waste Management Code

Development that is consistent with the specific outcomes in section 14.155 complies with the Waste Management Code.

14.153 Overall outcomes for the Waste Management Code

14.153.1 The overall outcomes are the purpose of the Waste Management Code.

14.153.2 The overall outcomes sought for the Waste Management Code are the following—

a) The storage, disposal and management of solid and liquid waste are conducted in an safe and ecologically sustainable manner and without environmental nuisance;

b) The on-site storage of waste does not create environmental nuisance or visual impact to adjoining property during the construction of a development; and

c) Council and other licensed trade waste services are able to conveniently collect and dispose of waste generated by the development.

14.154 Specific outcomes and probable solutions for the Waste Management Code

The specific outcomes sought for the Waste Management Code are included in column 1 of Table 14-60. Probable solutions for *code assessment* development are included in column 2 of Table 14-60.

Table 14-60

column 1 Specific Outcomes	column 2 Probable solutions (if code assessment)
Waste separation ***O1*** Development that generates several classes of waste is designed so waste is collected, stored and disposed of in a safe and ecologically sustainable manner[34].	***S1.1*** Construction, operational and demolition works are planned and managed in accordance *PSP*11[35]; AND ***S1.2*** Adequate area is provided for on-site for the collection and separate storage of recyclable, non-recyclable, vegetative and hazardous materials in their specific waste streams during construction, operational and demolition works; AND
O2 Waste storage areas provide for adequate	***S2.1*** Waste storage areas allow for the

[34] Any proposal for the disposal of liquid trade waste to Council's sewer must be in accordance with Council's Environmental Health Section's *Trade Waste Policy.*
[35] PSP 11 requires Waste Management Plans to be prepared as part of certain types of development applications to ensure proper consideration is given to waste minimisation, segregation and reuse.

column 1 Specific Outcomes	column 2 Probable solutions (if code assessment)
separation of all recyclable and non-recyclable materials.	separate storage of different waste materials for reuse or recycling by— a) providing sufficient area to store all recyclable material and recycling containers required; and b) sign posting the types of waste stored.
Design and location of waste storage areas ***O3*** Waste storage areas are located so that they are convenient and safe to use and provide for convenient and safe collection by service vehicles; AND	***S3.1*** Waste storage areas are designed and maintained in accordance with *PSP* 9; AND ***S3.2*** Waste storage areas are designed and located so they— a) are easily accessed and convenient to use; b) have unobstructed access for the collection of the waste by service vehicles; c) provide for sufficient space for safe entry and exit and servicing by Council's contractor without the need for manual handling; d) are clear of carparking bays, loading bays and similar areas; e) are clear of footpaths and pedestrian access; f) are capable of being serviced by the collection vehicle without impeding traffic flow; and g) have a level area provided for the storage of waste and recyclable materials in standard waste containers; AND ***S3.3*** For uses that do not comprise a caretaker's residence or central management, the maximum distance between waste storage areas and the kerbside is— a) for **Multiple housing Type 3** – 40m; or b) for other uses – 70m; and ***S3.4*** Pathways used to transport bins— a) have a maximum grade of 1:15; and b) are free of steps, stairs or other impediments; AND
O4 The location and methods of waste storage minimises any adverse impacts on adjoining or nearby properties; AND	***S4.1*** Waste storage areas are— a) integrated with the building design, where possible; b) setback a minimum of 2m from side and rear property boundaries; c) screened so that bins are not visible from neighbouring properties or passing vehicular and pedestrian traffic; and d) not located directly adjacent to *dwelling units* on the site on neighbouring properties; AND
O5 Waste storage areas are designed for ease of maintenance and ease of access for cleaning;	***S5.1*** Waste storage areas are constructed of

column 1 Specific Outcomes	column 2 Probable solutions (if code assessment)
AND ***O6*** Waste storage areas provide a safe and secure environment for users through– a) appropriate siting and access; b) the provision of lighting; and c) restricting access to the general public by making the area clearly identifiable as private space (eg. through landscaping, change of paving material or fencing, rather than locking the area.	impermeable, durable and non-textured materials and surfaces so that they are easily cleaned; AND ***S5.2*** A minimum distance of 0.5m^2 distance is provided between and around waste storage bins to allow for manoeuvring and washing of bins. AND ***S6.1*** No solution provided.
Water management for waste storage areas ***O7*** Waste storage areas are designed to contain and appropriately dispose of leakage from bins and wastewater from bin washing.	***S7.1*** The waste storage area — a) is bunded and graded so that washwater and bin leakage are drained to the sewer or an on-site effluent disposal system via a gully within the storage area; b) has a bund wall with a maximum height of 100mm; c) is serviced by a conveniently located hosecock and backflow prevention device, and connected to a water supply; and d) is roofed or otherwise covered if the storage area is— i) more than 1m^2; or ii) storing wet waste; or iii) storing other waste with a high potential to cause pollution if washed or leaked from the bins, including waste oil or putrescibles.

Division 20—Water Sensitive Design Code

14.155 Water Sensitive Design Code

The provisions in this division comprise the Water Sensitive Design Code. They are—

- compliance with the Water Sensitive Design Code (section 14.157);
- overall outcomes for the Water Sensitive Design Code (section 14.158);
- specific outcomes and probable solutions for the Water Sensitive Design Code (section 14.159).

14.156 Compliance with the Water Sensitive Design Code

Development that is consistent with the specific outcomes in section 14.159 complies with the Water Sensitive Design Code.

14.157 Overall outcomes for the Water Sensitive Design Code

14.157.1 The overall outcomes are the purpose of the Water Sensitive Design Code.

14.157.2 The overall outcomes sought by the Water Sensitive Design Code are to ensure that—

a) development is designed, constructed and operated in a manner that contributes to, and does not impede, long term attainment of relevant Environmental Values and Water Quality Objectives as specified in the *Environmental Protection Policy 2009*;

b) development avoids adverse impacts on downstream ecosystems, properties and infrastructure due to changes to stormwater flow, water quality or ecosystem health;

c) stormwater conveyance channels use natural channel design principles to convey external catchment stormwater through development and support landscape, passive recreation and ecological values;

d) urban development captures and utilises run-off from appropriate areas for use on site; and

e) water reuse facilities have no adverse impact on the quality of the town mains water.

14.158 Specific outcomes, acceptable solutions and probable solutions for the Water Sensitive Design Code

The specific outcomes sought for the Water Sensitive Design Code are included in column 1 of Table 14-61. Probable solutions for *code assessment* development are included in column 2 of Table 14-61.

Table 14-61

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Maintenance of environmental values and water quality objectives ***O1*** Downstream ecosystems, properties and infrastructure are not adversely impacted by either changes to flow, water quality or ecosystem health caused by development.	***S1.1*** Development meets the applicable performance outcomes of the *State Planning Policy Appendix 2 SPP Code: Water Quality*; AND ***S1.2*** Design and construction methods for stormwater quality treatment assets are in accordance with *Healthy Waterways Water*

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	By Design Guidelines; AND ***S1.3*** Commitments are made to implement a cost effective maintenance strategy for the life cycle of any engineered water quality treatment device; AND ***S1.4*** Water quality nutrient load modelling is undertaken in accordance with Water by Design Music Modelling Guidelines to demonstrate compliance with the SPP nutrient reduction requirements; AND ***S1.5*** Stormwater outlets that directly discharge to naturally acidic environments are managed to prevent eutrophication; AND ***S1.6*** Suitable methods are incorporated to prevent the spread of invasive environmental weed species at stormwater outlets.
Water demand ***O2*** Urban development reduces the need for mains water by capturing and utilising run-off from appropriate areas on site. ***O3*** Urban development reduces the need for mains water by eliminating requirement for irrigation via the use the endemic plant landscaping design. ***O4*** Backflow devices or similar systems are installed, where necessary, to ensure water reuse facilities have no impact on the quality of the town mains water.	***S2.1*** Captured water is plumbed to be available for all external uses including gardening, irrigation, ponds and outdoor cleaning. ***S3.1*** Planting is in accordance with *PSP 3 Landscaping Plans and Guidelines*. ***S4.1*** A suitable backflow prevention device is installed to protect the drinking water within the reticulated water supply in accordance with *AS/NZS 3500:2003 Plumbing and Drainage*.
Shire Business Centre ***O5*** Within the Shire Business Centre site, as shown on Map SBC run-off treatment is contained within the developable areas of the site and drainage lines are only used for final polishing of run-off; AND ***O6*** Within the Shire Business Centre site, as shown on Map SBC, on-site detention measures are contained within the developable areas of the site, clear of *drainage lines* and Open Space Precincts.	No probable solution
Use of natural treatments and systems ***O7*** Natural treatment strategies, including grass swales and bio-retention systems, vegetated	***S7.1*** No probable solution

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
filtration strips and gross pollutant traps, are used wherever possible. ***O8*** Development design including density and scale provides adequate footprint to integrate all elements of stormwater quality and quantity treatment infrastructure including, where relevant, bio retention basin batters and maintenance access, without the need for retaining walls. ***O9*** Stormwater conveyance channels use natural channel design principles to convey external catchment stormwater through the development site and support landscape, passive recreation and ecological values.	***S8.1*** Integration of stormwater quality treatment is in accordance *Healthy Waterways Water Sensitive Urban Design Guidelines for South East Queensland* and the *Water by Design Bio retention Technical Design Guideline*. ***S9.1*** Landscape and ecological features (e.g. plant species and habitat types) used in stormwater conveyance channels are complementary to the local context, including natural waterways; AND ***S9.2*** Planting densities result in a stable channel over the long term and minimize potential for invasive weed growth.
O10 Development design and operation facilitates nil increase in gross pollutants entering stormwater systems.	***S10.1*** Methods to prevent gross pollutants entering stormwater systems and waterways are adopted that— a) are low maintenance; b) prevent nutrient leaching in the event scheduled maintenance is delayed; and c) facilitate human behaviour change (e.g. signage, bins).

Division 21—Watercourses Works Code

14.159 Watercourses Works Code

The provisions in this division comprise the Watercourses Works Code. They are—

- compliance with the Watercourses Works Code (section 14.167);
- overall outcomes for the Watercourse Works Code (section 14.168);
- specific outcomes and probable solutions for the Watercourse Works Code (sections 14.169—14.178).

14.160 Compliance with the Watercourse Works Code

Development that is consistent with the specific outcomes in section 14.169—14.178 complies with the Watercourse Works Code.

14.161 Overall outcomes for the Watercourse Works Code

14.161.1 The overall outcomes are the purpose of the Watercourse Works Code.

14.161.2 The overall outcomes sought for the Watercourse Works Code are to ensure that operational work within Noosa Waters and prescribed tidal work—

a) is compatible with the character and amenity of its surrounding area;

b) is design and constructed in a way to ensure it is structurally sound;

c) is safe for use; and

d) does not adversely affect—

i. existing public access to any foreshore areas or tidal waters;

ii. safety and navigation of any watercourses;

iii. natural values of watercourses, including water quality and bed and bank habitat; and

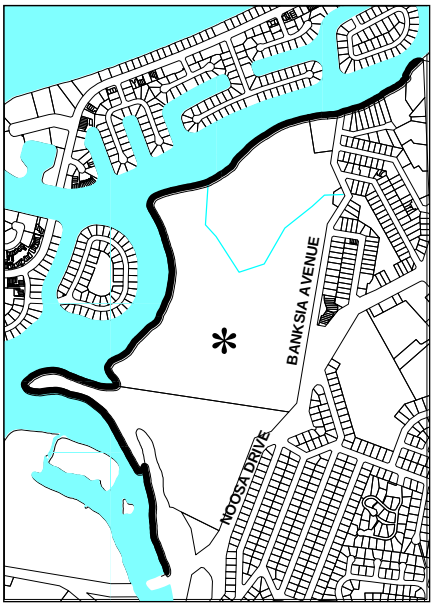
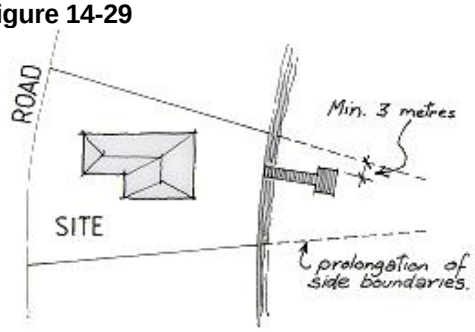
iv. the structural integrity, operation or maintenance of any existing structure.

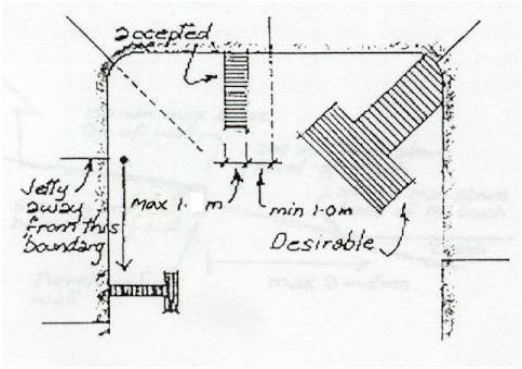
14.162 Specific outcomes, probable solutions and acceptable solutions for the Watercourses Works Code

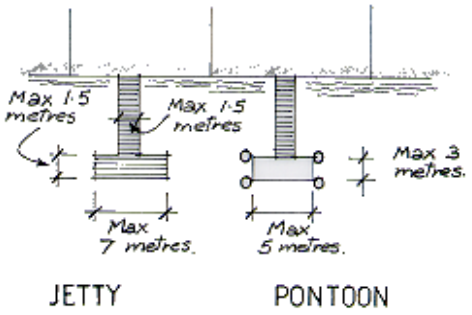
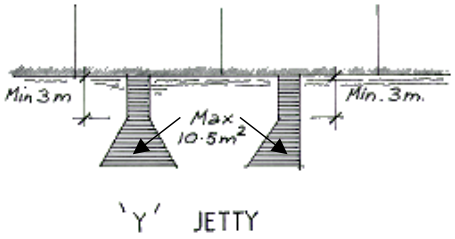
The specific outcomes sought for the Watercourse Works Code are included in column 1 of Table 14-64 to Table 14-65. Probable solutions for *code assessment* development are included in column 2 of Table 14-64 to Table 14-65.

Table 14-64 Prescribed Tidal Works (waters outside Noosa Waters canal)

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.163 Siting	
O1 The construction of new jetties, wharves and boardwalks on freehold land in largely undeveloped sections of a watercourse is avoided. ***O2*** The construction of new jetties and wharves on public lands is avoided unless there is a clear demonstrated public benefit and public support.	No solution provided.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
O3 Prescribed tidal works are not located on the southern bank of the Noosa River and tributaries between the Noosa Heads Lions Park and Weyba Bridge (Refer Figure 14-28). ***O4*** Prescribed tidal work does not include extensions of on-site recreational areas unless there is a clear demonstrated public benefit and public support.	**Figure 14-28–Noosa Heads Lions Park to Weyba Bridge** 
14.164 Character and Amenity	
O5 Prescribed tidal works are designed and sited to ensure— a) they are contained within the prolongation of boundaries of the lot; b) that when a vessel is berthed it does not encroach over the prolongation of boundaries of the lot; c) a high level of visual amenity is maintained when viewed from the watercourse and adjoining lands; d) they avoid conflicts with uses in the water and on the foreshore and adjoining lands; e) cluttering of watercourses is avoided; f) excessive traffic volumes within foreshore areas and adjoining lands are avoided; g) materials blend with the natural surrounds; and h) they reflect the character and setting of the immediate surrounds or the locality.	***S5.1*** For lots with frontages greater than 15m or greater in width, jetties and pontoons are setback a minimum of 3m from the prolongation of the boundaries, except as allowed for in S5.2 and S5.3; (Refer Figure 14-29); **Figure 14-29**  OR ***S5.2*** For lots less than 15m in width (including lots located in canal bends or on lots located in the head of the canal)— a) a joint application is made with the adjoining owner; **or** b) where a joint application is not possible, jetties and pontoons— i) are setback a minimum of 1m from the prolongation of the boundaries; ii) are not more than 1.2m in width; and iii) have no head and are located such that when a vessel is berthed, it does

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	not encroach over the prolongation of a boundary (Refer Figure 14-30); **Figure 14-30**  AND ***S5.3*** For lots that adjoin those described in S5.2, a jetty or pontoon is located well away from the common boundary.
O6 Jetties and wharves are not roofed.	***S6.1*** No solution provided.
O7 Boat lifting devices (including boat storage devices) are only located on Noosa North Shore.	***S7.1*** No solution provided
O8 Large jetties, pontoons and wharves that are capable of serving other uses, such as for private recreational purposes, are not permitted.	***S8.1*** No solution provided
14.165 Design, Construction and Safety – Jetties, Wharves and Pontoons	
O9 Prescribed tidal works are designed and constructed for the sole purpose of providing access to vessels and are sited and designed to avoid— a) cluttering of watercourses; b) excessive traffic volumes within foreshore areas and adjoining lands; c) conflicts with uses on the foreshore and adjoining lands; and d) unacceptable risks to personal and public safety.	***S9.1*** The maximum width of a jetty, jetty head or associated walkway is 1.5m, except for at Noosa North Shore; AND ***S9.2*** For jetties on the Noosa North Shore, the maximum width of the jetty head is 2m; AND ***S9.3*** The maximum length of a jetty head is not more than 7m; AND ***S9.4*** A pontoon head has a maximum width of 3m and a maximum length of 5m; (Refer Figure 14-31)

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	Figure 14-31  ***S9.5*** For "Y" and "T" shaped jetty heads— a) a maximum area 10.5m^2 excluding any walkway is provided; and b) a walkway with a minimum length of 3m is provided (Refer Figure 14-32); **Figure 14-32**  ***S9.6*** Gangways and walkways serving jetties and pontoons have at least one rigid handrail fitted and meet the following— a) For detached houses – a minimum width of 750mm and a maximum width of 1.5m; b) For other residential uses – i. the gangway for single berth pontoons has a minimum width of 900mm; ii. the gangway for multiple berth pontoons has a minimum width of 1.2m if fitted with one handrail and 900mm if fitted with a handrail on each side; iii. the primary walkway to multiple berth pontoons has a maximum width of 1.5m; and iv. The maximum width of the gangway is 1.5m;

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	AND ***S9.7*** In Noosa Sound, where quaylines are set, a jetty or pontoon does not extend into the watercourses beyond the quayline[36]; OR ***S9.8*** Where no quaylines are set, the maximum distance a jetty or pontoon extends into the watercourse is 10m, unless it can be demonstrated that a distance in excess of 10m is essential to safely access the jetty; AND ***S9.9*** All attachments to jetties, including but not limited to boat lifts, jetski dradles, floating berths and floating pontoons must be located within the quay line; AND ***S9.10*** Pontoons must be structurally capable of sitting on the sand bed. Rollers and bracing must account for this situation; AND ***S9.11*** Jetties and pontoons must be free standing and not rely on connecting to any Council revetment wall or other structure.
14.166 Design, Construction and Safety – Boat Ramps	
O10 Boat ramps are designed and constructed to— a) allow access by a wheeled boat trailer; b) ensure that unacceptable risks to personal and public safety are unlikely to be caused; c) avoid cluttering of the watercourse; d) avoid excessive traffic volumes within foreshore areas and adjoining lands; and e) ensure that visual amenity of the foreshore is maintained.	***S10.1*** Where there is an existing revetment wall— a) the levels of a boat ramp surface at the revetment wall is no more than 150mm above the top of the wall, not more than 500mm below the top of the wall and not more than 200mm above the existing beach; and b) The ramp extends into the watercourse no more than 9m from a revetment wall; AND ***S10.2*** The ramp is constructed at a uniform grade and no steeper than 1 in 5 (20%); AND ***S10.3*** The outer end of the ramp is no more than 100mm above the level of the beach; AND ***S10.4*** No part of the ramp is to extend closer than 1m to the prolongation of the boundaries. (Refer Figure 14-33)

[36] Quaylines are measured from real property boundaries except where a relevant State Government Authority permits the measurement from High Water Mean Springtide.

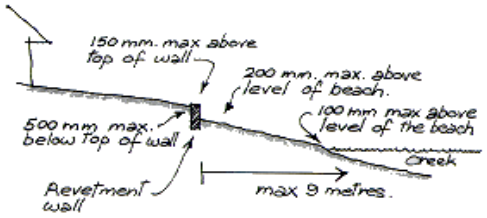
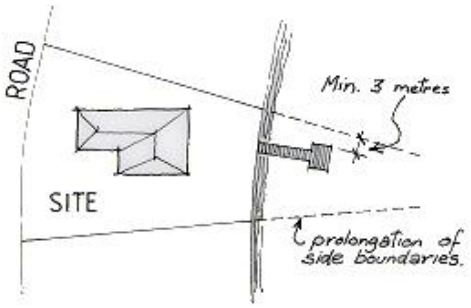
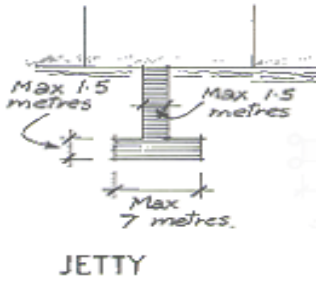
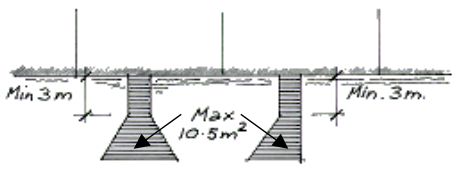
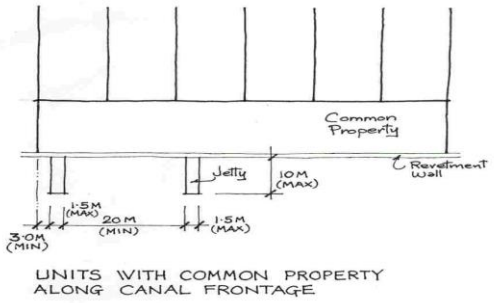
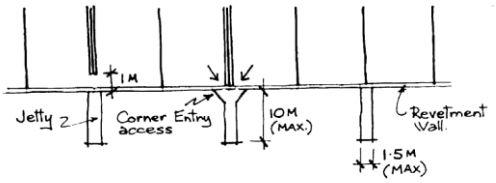
column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	Figure 14-33  AND ***S10.5*** The boat ramp surface profile shall be concave to allow concentration of water to the centre of the ramp.

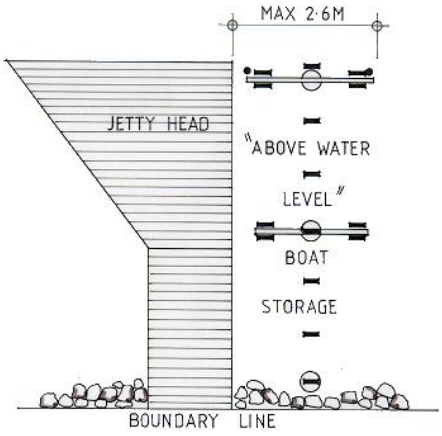
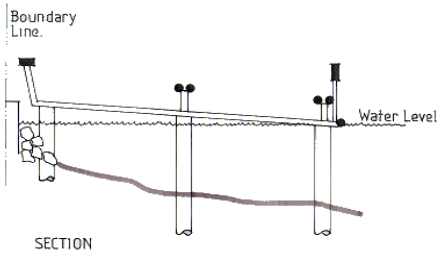
Table 14-65 Operational Works within Noosa Waters canal

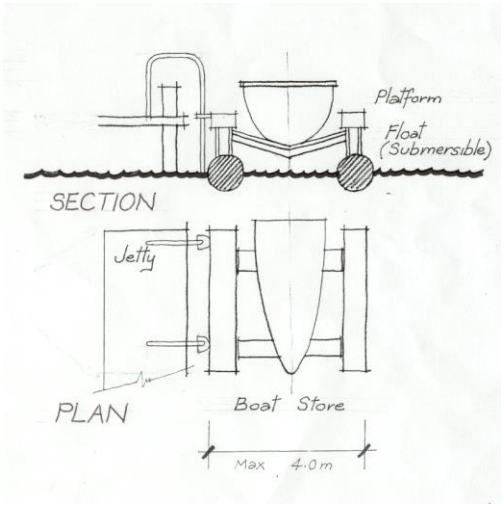
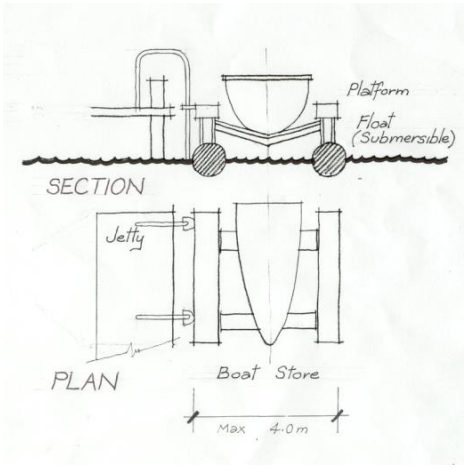
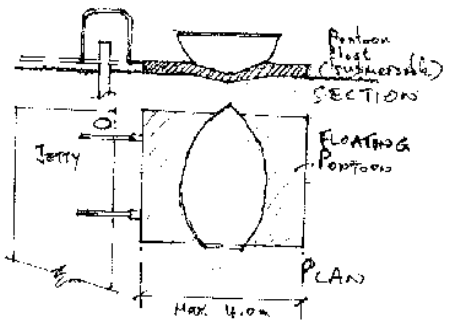
column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.167 Character and Amenity	
O11 Works are designed and sited to ensure— a) they are contained within the prolongation of boundaries of the lot; b) that when a vessel is berthed it does not encroach over the prolongation of boundaries of the lot; c) a high level of visual amenity is maintained when viewed from the watercourse and adjoining lands; d) the works avoid conflicts with uses in the water and on the foreshore and adjoining lands; e) materials blend with the natural surrounds; f) cluttering of watercourses is avoided; g) excessive traffic volumes within foreshore areas, on adjoining lands and in the water are avoided; and h) they reflect the character and setting of the work's immediate surrounds or the locality	***S11.1*** For lots with frontages greater than 15m or greater in width, jetties are setback a minimum of 3m from the prolongation of the boundaries, except as allowed for in S11.2 and S11.3 (Refer Figure 14-34); **Figure 14-34**  OR ***S11.2*** For lots less than 15m in width (including lots located in canal bends or on lots located in the head of the canal)— a) a joint application is made with the adjoining owner; **or** b) where a joint application is not possible, jetties— i. are setback a minimum of 1m from the prolongation of the boundaries; ii. are not more than 1.5m in width; iii. have no jetty head; iv. allow for safe access and manoeuvrability for both the neighbouring property and the

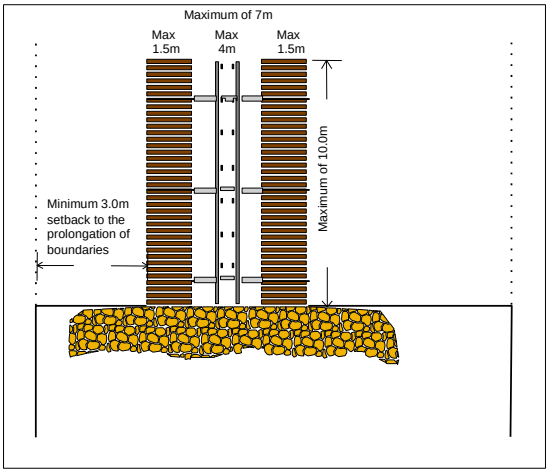
column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	subject property; and v. are not constructed on sites where there is an existing shared jetty on either prolongation of the side property boundaries; AND ***S11.3*** For lots that adjoin those described in S11.2, the jetty is located well away from the common boundary.
14.168 Design, construction and safety – Jetties	
O12 Works for jetties are designed and constructed for the sole purpose of providing *access* to vessels and are sited and designed to avoid— a) cluttering of watercourses; b) excessive traffic volumes within foreshore areas, on adjoining lands and within the watercourse; and c) unacceptable risks to personal and public safety;	***S12.1*** Jetties— a) are a maximum width of 1.5m; b) a maximum length of a jetty head is not more than 7m (Refer Figure 14-35); c) constructed predominately of timber; d) are not constructed parallel to the revetment wall; and e) extend a maximum of 10m past the quayline. **Figure 14-35**  JETTY AND ***S12.2*** For "Y" and "T" shaped jetty heads or other shaped jetty head— a) a maximum area of 10.5m^2 excluding any walkway is provided; and b) a walkway with a minimum length of 3m is provided to the jetty head (Refer Figure 14-36); **Figure 14-36**  'Y' JETTY AND ***S12.3*** Jetties have independent support structures and are not supported by the

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	revetment wall; AND ***S12.4*** The seep holes in the revetment wall are not obstructed by any jetty; AND ***S12.5*** For lots comprising detached houses or duplex dwellings, a maximum of one jetty per development is constructed; AND ***S12.6*** Unit developments with common property along canal frontage met the following— a) a maximum of 2 jetties per unit development; b) jetties are shared between unit owners; c) a minimum of 20m separation is provided between each jetty; d) the jetty is setback a minimum of 3m from the prolongation of boundaries; and e) jetty heads and pontoons are not constructed (Refer Figure 14-37); **Figure 14-37**  UNITS WITH COMMON PROPERTY ALONG CANAL FRONTAGE AND ***S12.7*** For unit developments where each unit has its own individual canal frontage— a) a joint application with the adjoining owner is made (Council is unlikely to support a jetty application for the exclusive use of one unit owner); and b) Jetties are constructed as follows— i) the jetty is shared between two unit owners; ii) the jetty straddles the common boundary of the two units; iii) jetty heads and pontoons are not constructed; and iv) fencing between the two properties is setback a minimum 1m from the revetment wall to allow for efficient access to the jetty by both owners (Refer Figure 14-38);

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	Figure 14-38  UNITS WITH OWN CANAL FRONTAGE. AND ***S12.8*** Walkways serving jetties have at least one rigid handrail fitted and the walkway is a minimum width of 750mm and a maximum width of 1.5m where—; a) the walking surface of the jetty is constructed level with the top of the revetment wall; b) water reticulation systems are fitted with a mechanical backflow prevention device; and c) electrical reticulation systems carrying electricity in excess of 24 volts are not to extend beyond the revetment wall; AND ***S12.9*** Any lower-level platform, or siding, along the jetty walkway has a maximum width of 500mm and does not exceed 2m2 and does not interfere with the prolongation of boundaries as indicated by Probable solutions 11.1-11.3;
O13 Pontoons and boat ramps are not constructed in Noosa Waters Estate.	***S13.1*** No solution provided
14.169 Boat lifting devices	
O14 Boat lifting devices are only constructed in the absence of a boat ramp and are designed and located to— a) ensure that unacceptable risks to personal and public safety are unlikely to be caused; b) avoid cluttering of the watercourse; c) ensure that visual amenity of the foreshore and watercourse is maintained; and d) ensure the structure integrity of the works are maintained and not compromised.	***S14.1*** Boat lifting devices are only located in conjunction with an approved jetty where a) the boat lifting device does not extend into the watercourse beyond the end of the approved jetty; b) the boat lifting device is no greater than 4m in width or for a jetty hoist 2m in width; c) the boat lifting device is located adjacent to walkway to the jetty and is generally perpendicular to the revetment wall; d) the boat lifting device is not located on the jetty head; and e) the outermost projection of the boatlifting device of jetty hoist is setback a minimum of 1m from the prolongation of the boundaries; AND ***S14.2*** Only one boat lifting device and a jetty hoist per jetty;

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	OR ***S14.3*** A shared jetty containing one boat lifting device on either side of the jetty; AND ***S14.4*** The structure may be securely attached, excluding roped, chains and straps, to an existing jetty where a structural engineers report for the design is provided certifying that the jetty is structurally capable of supporting the boat lifting device; (Refer Figures 14.39 – 14.44 for examples of boat lifting devices) AND ***S14.5*** For twin jetty structures with central boat lifting devices- a) only permitted where in the absence of any jetties; b) the structure does not exceed 10m in length; c) the structure does not exceed 7m in width; and d) each jetty is a maximum of 1.5m wide. **Figure 14-39 Cable and Winch**  **Figure 14.40 Cable and Winch** 

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	Figure 14-41 Pneumatic Float  **Figure 14-42 Pneumatic Float (Platform)**  **Figure 14-43 Floating Pontoon** 

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	Figure 14.44 Alternative Boat Lifting Device - Twin Jetty 
14.170 Fixed Floating Structures & Boat Ramps in Noosa Waters Estate	
O15 Fixed floating structures whether or not attached to land (e.g. pontoons and any associated walkways) and boat ramps are not located within the Noosa Waters Estate.	No solution provided
14.171 Flooding and amenity functions	
O16 The flood and amenity functions of areas adjacent to the revetment walls within Noosa Waters Estate are retained and enhanced by ensuring— a) works do not protrude through a batter line of 1:4.5 measured from the centre line of the revetment wall; b) there is no additional load placed on the revetment wall; c) the amenity of the locality is not adversely affected by the building works, filling or excavation works or improvements.	***S16.1*** No building works, filling or excavation works are within 4.5m of the centre line of the top of the concrete revetment wall; AND ***S16.2*** A minimum of 25% of the area within 4.5m of the revetment wall is planted with shrubs and trees with a mature height of 3m or less; AND ***S16.3*** A maximum of 25% of the area within 4.5m of the revetment wall is under hard pavement, decking or similar and the balance is to be grass, ground covers or shrubs provided no shrubs are planted within the first 1m of the revetment wall; AND ***S16.4*** The ground surface within the first metre of the revetment wall is grass or ground cover; AND ***S16.5*** No tree species with a mature height of over 3m are planted within 4.5m of the revetment wall.

Division 22—Reconfiguring a Lot Code

14.179 Reconfiguring a Lot

The provisions in this division comprise the Reconfiguring a Lot Code. They are—

- compliance with the Reconfiguring a Lot Code (section 14.180);
- overall outcomes for the Reconfiguring a Lot Code (section 14.181); and
- specific outcomes and probable solutions for the Reconfiguring a Lot Code (sections 14.182—14.199).

14.180 Compliance with the Reconfiguring a Lot Code

Development that is consistent with the specific outcomes in sections 14.182—14.199 complies with the Reconfiguring a Lot code.

14.181 Overall outcomes for the Reconfiguring a Lot Code

14.181.1 The overall outcomes are the purpose of the Reconfiguring a Lot Code.

14.181.2 The overall outcomes sought by the Reconfiguring a Lot Code are to ensure that any reconfiguring of lots results in—

a) lot sizes and dimensions that are appropriate for their intended use;

b) compatible relationships between land uses;

c) lots with suitable, safe and appropriate *access*;

d) acceptable impacts on *watercourse*s, *drainage lines*, *wetlands* and other *environmentally sensitive areas*;

e) an effective and efficient road network that is designed to integrate with the natural topography;

f) provision of safe facilities for walking, cycling and public transport;

g) lots that avoid significant adverse effects on the natural environment and landscape and minimise the risk of hazards for people and property;

h) effective and efficient provision of relevant infrastructure and community services that meet future needs;

i) promotion of social interaction and community activity;

j) provision of an accessible and useable network of open space for local communities;

k) lots that are designed and orientated to accommodate energy efficient building design;

l) residential development which is consistent with the developed character of its particular neighbourhood;

m) rural residential development only where it has good levels of convenience and accessibility to towns and villages; and

n) agricultural land being contained in lots that are of sufficient area and dimensions, and having a relationship to other uses, such that it is available and suitable for ongoing productive use without adversely affecting other uses.

14.182 Specific outcomes and probable solutions for the Reconfiguring a Lot Code

The specific outcomes sought for the Reconfiguring a Lot Code are included in column 1 of Table 14-66. Probable solutions for code assessment development are included in column 2 of Table 14-66.

Table 14-66—All reconfiguring a lot

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.183 Lot Size and Dimensions	
O1 Lots have the appropriate area[37] and dimensions to provide for— a) the intended use and, if not intended to be used by the Council or State for community infrastructure, conservation purposes or public utilities including road widening are not less than the minimum sizes specified in Table 14-68; and b) if for *residential development*— i) a *house site area* of not less than that specified in Table 14-69; and ii) if not within a sewerage *service area,* an *effluent disposal area*; c) if for community title subdivision, the minimum lot sizes for the intended use are not less than identified for the relevant zone specified in Table 14-68; d) siting and construction of buildings to minimise risk of soil erosion, landslide, flooding and bushfire; e) siting and construction of buildings to minimise detrimental impacts of effluent disposal and water quality impacts; f) retention of natural environmental values, including native vegetation; g) retention of cultural features and protect views to cultural features; h) minimisation of earthworks or retaining walls associated with building construction on *sloping sites*; i) *private* and *public open space* and on-site *landscaped areas*; and j) convenient vehicle *access* and on-site parking, loading and manoeuvring areas.	***S1.1*** If for reconfiguration other than community title subdivision, Council will require the following– a) Minimum lot area and minimum average width consistent with the relevant provisions of Table 14-68; and b) If for *residential development*— i) the minimum *house site area* is not less than that specified in Table 14-69; and ii) if not in a sewerage *service area* an effluent disposal area is provided.
14.184 Noosa North Shore Locality	
O2 No additional lots are created within the	No solution provided.

[37] Subdivision of land in the Regional Landscape and Rural Production Area must comply with Division 3 of the Regulatory Provisions of the SEQ Regional Plan 2005-2026. A minimum lot size of 100 hectares applies, unless the subdivision meets an exemption document in Division 3 of the Regulatory Provisions.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Noosa North Shore Locality.	
14.185 Lake Macdonald Water Supply Catchment Area	
O3 No additional lots are created within the Lake Macdonald Water Supply Catchment identified on Overlay Maps OM3.5 and OM9.5.	No solution provided.
14.186 Lot layout[38]	
O4 Subdivision of land for *residential development* provides for a neighbourhood with a strong and positive identity through— a) legible streets and open space networks; b) integrating prominent site features, including landmarks, native vegetation and views into the design; c) the location of community, retail and commercial facilities at focal points either within convenient walking distance for residents where the development is *urban settlement* or within reasonable vehicular proximity; d) the location of lots intended for *urban settlement* within proximity of retail and commercial facilities; e) shared use of public facilities by adjoining communities; f) enhancement of personal safety and minimisation of potential for crime, vandalism and fear by maximising opportunities for casual surveillance of public spaces; and g) establishment of a sense of place.	***S4.1*** Lots are arranged to front streets and *public open space*; AND ***S4.2*** *Rear lots* have views over *public open space*; AND ***S4.3*** Lots intended for *urban settlement* are located within 1km of **retail or commercial uses** or land within a *commercial zone*.
O5 *House site areas* are— a) located at least 50m from any land including within a national park, conservation park, state forest reserve, nature refuge, coordinated conservation area or wilderness area; and b) not located on *steep slopes*.	No solution provided.
O6 Lots for *residential development* are designed to ensure variety in residential streetscapes.	***S6.1*** A variety of lot sizes and shapes is provided within the subdivision.
O7 The street network— a) has design features, which convey the primary function of each type of street and encourage driver behaviour, speeds and traffic volumes that are safe and	***S7.1*** Where involving the construction of a new road, road planning and design supports the hierarchy and functional aspects identified in Sections 2 and 3 of *PSP*5 Engineering Design Standards – Roads, Drainage and Earthworks;

[38] Council may, in accordance with *PSP*10, require a Site Analysis Plan be prepared for the site.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
appropriate to that function; b) provides a high level of internal accessibility both within the site and to external sites and appropriate external connections for vehicles, pedestrian and cycle movements; c) deters through-traffic from residential areas and creates safe conditions for local road users, pedestrians and cyclists; d) incorporates street junctions and *access* to lots that are located and spaced to facilitate safe and convenient vehicle movements; e) provides for street widths and lengths that optimise the cost effectiveness of the network and the provision of public utilities; f) provides for road reserve widths not less than the minimum identified Section 2.3 of *PSP*5 Engineering Design Standards – Roads, Drainage and Earthworks; g) minimises the extent of earthworks required by being sympathetic to the terrain; h) has no significant adverse effects on habitat corridors or areas of significant native vegetation; i) does not create noise attenuation difficulties; j) incorporates pedestrian and cyclist crossings at intersections or where required to *access* high activity nodes and public transport; k) has regard to the potential for conflict between vehicles, pedestrians and cyclists; and l) incorporates on-road cycling facilities.	AND ***S7.2*** Road and pathway planning and design is in accordance with, in order of precedence— a) *Noosa Integrated Local Transport Plan*; b) Queensland Transport's *Shaping Up* c) *Queensland Design Code for Residential Streets;* d) *AUSTROADS Guide to Traffic Engineering Practice;* e) Sections 2 and 3 of *PSP*5 Engineering Design Standards- Roads, Drainage and Earthworks; f) The *Noosa Cycling and Walking Network Development Plan*; or g) A combination of the principles in these documents; AND ***S7.3*** The achievement of multiple connections for all roads and streets (excluding culs-de-sac) within the subdivision and to adjoining subdivisions; AND ***S7.4*** Road networks provide connectivity between residential areas, both internally and to adjoining sites, using access roads AND ***S7.5*** The length of a cul-de-sac does not exceed 200m in urban areas and 500m in rural areas; AND ***S7.6*** The layout uses street and road design, including variations in carriageway width, as a traffic calming measure to encourage lower traffic speeds. (Note: Carriageway widths are identified in Section 2.3 of *PSP*5 Engineering Design Standards – Roads, Drainage and Earthworks.) AND ***S7.7*** On-road cycling treatment is utilised to provide safe and continuous movement of cyclists along a roadway such as-- a) sealed shoulders; b) wide kerbside lane; c) exclusive or peak period bicycle lane; d) advisory treatments such as Bicycle Awareness Zone; e) shared parking / bicycle lane; f) contra flow bicycle lane; or

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	g) bus/bicycle lane; AND ***S7.8*** The provision of bicycle lanes at intersections is generally in accordance with *AUSTROADS* Part 14, section 5 and *Manual of Uniform Traffic Control Devices* (MUTCD) Part 9.
O8 The development contains a pathway system that encourages walking and cycling and provides a safe *environment* for users, and is-- a) a stable, smooth surface, including across driveways, sections and joins; b) easily maintained; c) of a width and longitudinal gradient to cater for projected usage d) inclusive of clear sight-lines for safe use; e) be free of any obstructions such as fences, signage and bollards.	***S8.1*** Subdivision design and layout provides for walking and cycling routes designed and constructed in accordance with— a) Sections 2 and 3 of *PSP*5 Engineering Design Standards – Roads, Drainage and Earthworks; b) *AUSTROADS* Parts 13 and 14*;* and c) The Noosa Cycling and Walking Network Development Plan; AND ***S8.2*** If within 1km of the Pathways Network identified in the Priority Infrastructure Plan in Part 15, the subdivision design and layout includes pathways— a) located in accordance with the Pathways Network identified in the Priority Infrastructure Plan; or b) linking to the Pathways Network identified in the Priority Infrastructure Plan; AND ***S8.3*** Pedestrian routes are planned to provide clear, safe connections between residential, open space, transit stops and retail areas, and are located along, or are visible from, streets or other public spaces; AND ***S8.4*** Primary pedestrian routes border the *frontages* of residential, public parks and business uses; AND ***S8.5*** Pedestrian routes through parking lots or at the rear of lots are avoided; AND ***S8.6*** Pedestrian and cycle path infrastructure is designed and constructed to— a) have sign posting, particularly where they are commuter and recreational paths, and incorporate pavement markings and line work in accordance with *AUSTROADS* Part 14 Bicycles, Section 9;

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	b) have navigational signs generally in accordance with the *Manual for Uniform Traffic Control Devices Bicycle Directional Signage Guidelines*, and Australian Standard 1742.9: 2000 *Manual of Uniform Traffic Control Devices Bicycle Facilities*; c) be clearly delineated by pavement markings and warning signs when an on-road bicycle lane; d) incorporate kerb ramps at all intersections and designated crossings; e) have refuge islands on all roads with median strips; f) have holding rails for cyclists at the intersection of district collector, sub-arterial and arterial roads that are positioned in accordance with Australian Standard 1742.9:2000 – *Manual of Uniform Traffic Control Devices Bicycle Facilities*, and *AUSTROADS* Part 14 Bicycles Section 9; g) have marked bicycle lanes, bicycle; AND awareness zones or storage boxes; and h) Include lighting to pedestrian and cycle pathways to local government requirements and in accordance with Australian Standard 1583.1 *Road Lighting – Pedestrian area (Category P) lighting.*
O9 The subdivision layout is designed to facilitate linkages with adjoining sites in the immediate area.	***S9.1*** Where there is no relevant approved master plan, concept plan, or site analysis plan, subdivision design incorporates future road, street, cycleway and pedestrian path and open space connections to adjoining sites.
O10 Where the lots are to be used for **Industrial business** or **Commercial business uses**, the layout provides for appropriate *buffer areas*, to mitigate possible impacts on nearby residences or other noise sensitive uses.	No solution provided.
O11 For lots in the Rural Settlement Zone—a sealed *access* to the nearest *urban settlement* is available.	No prescribed solution.
14.187 Water supply for fire fighting	
O12 An adequate and accessible water supply is provided for fire fighting purposes.	***S12.1*** For development in a water service area, water mains within the development shall comply with the: a) Queensland Water Resource Commission - Guidelines for Planning and Design of Urban Water Supply Schemes; and b) Australian Standard 2419 and the Water Providers Network Model Criteria;

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	AND ***S12.2*** Facilitate the connection of fire services that comply with the requirements of the Building Code of Australia.
14.188 Energy efficiency	
O13 The street and lot orientation facilitates the construction of energy efficient buildings that respond to the local climate conditions. AND ***O14*** For *residential development,* the subdivision design provides for the maximum practicable number of lots with *house site areas* that— a) maximise solar access to the north in winter; b) minimise solar access to the east and west in the summer; c) maximise access to any prevailing summer breezes; and d) minimise exposure to prevailing winter winds.	***S13.1*** For Community Title Development **or** urban *residential development* each lot contains a rectangular *house site area* where the long axis faces true North or is no more than 20 degrees off true north and has minimum dimensions of— a) if the lot is between 450m^2 and 599m^2- 10m x 15m; or b) if the lot is less than 450m^2 - 9m x 15m. AND ***S13.2*** Community Title Development lots are generally rectangular in shape and have a maximum *slope* of— a) 1 in 10 (10%); and b) 1 in 20 (5%) when measured from the front to the rear of the lot. ***S14.1*** No Solution provided
14.189 Infrastructure	
O15 Each lot is capable of being serviced by appropriate levels of— a) water supply; b) reticulated sewerage; c) stormwater drainage; d) power supply; and e) telecommunications; ***O16*** The design and provision of public services and utilities, including sewerage, water, electricity, street lighting and telecommunication	***S15.1*** All lots are connected to power supply and telecommunications services; AND ***S16.1*** For lots in *urban settlements*—power supply and communications infrastructure are provided underground;

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
services— a) meets the needs of users; b) ensures health, safety and convenience of the community; c) protects the natural environmental values of the site and surrounds, including visual amenity and native *vegetation*; d) are cost effective over their life cycle; e) minimises adverse impacts to the *environment* (including the amenity of the local area) in the short and long term; and f) ensures that the existing systems are upgraded or relocated to be capable of supporting the proposed development; ***O17*** Essential network infrastructure (e.g. electricity, water supply, sewerage and telecommunications) maintains effective function during and immediately after flood events.	OR ***S16.2*** For lots elsewhere—power supply and communications infrastructure are provided underground unless— a) located in the Rural Zone or Rural Settlement Zone and where not in a Bushfire Hazard Area as defined on Overlay Maps OM1.4-OM9.4; b) new low voltage lines can be strung from poles carrying existing high voltage lines; or c) no extensions to the existing reticulation network is necessary; or d) it is necessary to cross a body of water; AND ***S16.3*** Street lighting is provided in accordance with Section 3.19 of *PSP*5 Engineering Design Standards – Roads, Drainage and Earthworks; AND ***S16.4*** For lots not within a sewerage *service area*—the lot has sufficient area and other attributes to ensure sustainable on-site sewerage disposal[39]; ***Editor's note:*** *PSP24 – Effluent Disposal details requirements for the design and siting of effluent disposal systems where located outside a sewerage service area. Compliance with PSP24 will be considered as part of Council's assessment of the plumbing and drainage application.* ***S17.1*** Components of the essential network infrastructure that are likely to fail or may result in contamination when inundated by flood water— a) comply with Table 13.12; **or** b) are designed and constructed to exclude water inundation or infiltration and resist hydrostatic and hydrodynamic forces as a result of inundation.

[39] PSP1 details information Council may request including an effluent disposal report.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
Electricity supply infrastructure ***O18*** Uses and works maintain a safe distance from electrical infrastructure including substations, overhead power lines, power poles and transformers.	***S18.1*** Building footprints are situated clear of any power easements on-site; AND ***S18.2*** Building footprints are not less than 50m from an existing fenced electricity substation.
14.190 Earthworks and stormwater management[40]	
O19 Stormwater run-off is managed so as not to cause any adverse impacts on the built or natural environment including changes in quality, quantity or location of stormwater discharges.	No solution provided
O20 Filling or excavation only occurs where it does not adversely impact on— a) *watercourses*, *drainage lines* and *wetlands*; or b) vegetation on land identified on Biodiversity Overlay Maps OM1.1-OM9.1; or c) water levels on properties elsewhere.	No prescribed solution.
14.191 Landscaping and visual amenity	
O21 Land development responds to the distinctive landscape character of the site by utilising the natural features of the site, which include— a) *watercourses* and *drainage lines*; b) significant trees; c) understorey *vegetation*; d) rock outcrops; and e) views.	***S21.1*** The natural landform and landscape are not modified to accommodate the development.
O22 Native *vegetation*, including individual mature trees are retained, protected, maintained and supplemented, with particular consideration given to— a) roadsides; b) the amenity of adjoining land uses; and c) the protection of *environmentally sensitive areas*.	***S22.1*** *Buffers* of existing native *vegetation* around site boundaries and *environmentally sensitive areas* are retained and reinforced through additional planting; AND ***S22.2*** For reconfiguring in the Rural Zone and Rural Settlement Zone— a) a 10m landscaped *buffer area* is provided along road *frontages*; b) clearing and disturbance to *vegetation* is

[40] PSP1 identifies information that may be requested by Council including Stormwater Management Plans and Stormwater Master Plans,

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
	minimised around road works, laying of services and utilities and construction of property entrances; c) revegetation of disturbed areas occurs after completion of works; and d) planting of clusters of trees along the road reserves to form a tree canopy cover is provided
O23 Buildings and other structures do not have a significant adverse impact upon the visual amenity of surrounding areas.	***S23.1*** All lots include a building envelope that enables *buildings* and *structures* to be sited so they do not— a) protrude above ridgelines; or b) result in the unnecessary removal of *vegetation* from the site.
14.192 Open space and environmental protection	
O24 *Public open space* provides for a diverse range of passive and active quality recreational opportunities including sport to meet the outdoor recreational needs of the community.	***S24.1*** *Active Parkland* or open space linkage to *Active Parkland* is provided in accordance with the Priority Infrastructure Plan in Part 15; OR ***S24.2*** Park contributions are paid in accordance with the applicable infrastructure charging instrument.
O25 *Public open space* is designed and located to— a) be safe and easily accessible; b) contribute to the legibility, accessibility and character of the *locality*; c) create attractive environment settings and focal points; d) enable the retention and protection of significant *vegetation*, *wetlands*, *watercourses*, *drainage lines* and other native habitat areas, their associated *buffers* and linkages/corridors and natural and cultural features; and e) be cost effective to maintain[41].	***S25.1*** A park has direct road *frontages* of a minimum of 25% of the total *allotment* boundary of the park to provide physical *access* and visibility; AND ***S25.2*** Land intended for *public open space* complements existing adjacent and surrounding open space areas and physical linkages to these areas are provided; AND ***S25.3*** Open space is provided adjacent to *watercourses*, with roads servicing the linear parkland and lots located on the opposite side of the road to the *watercourse*; AND ***S25.4*** *Public open space* has good connectivity for users via pedestrian and cycle paths.
O26 Land provided for *active recreation areas* is of a physical standard and condition suitable for the intended uses and is not subject to	***S26.1*** *Active parkland* is of a compact shape free of irregular boundaries;

[41] Council's Sport and Recreation Guidelines provide further guidance for designing and locating public open space within Noosa Shire.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
physical or other constraints including contamination, environmental or biophysical constraints or legislative protection that would encumber its use.	AND ***S26.2*** *Active parkland* is located on land that is exclusive of— a) flood inundation below the 20% *AEP* (1:5 year *ARI* level); b) land affected by stormwater or overland flow discharge from adjacent *allotments*; c) drainage reserves and detention basins, which cannot be shown to safely and effectively contribute to the network of parks and open space areas; d) land with a slope, or subject to cut and fill with a batter slope, that exceeds a slope of 1 in 67 (15%); e) areas of land less than 15m wide, such as *access* and service and utility easements; f) land required to serve primarily as a *buffer area* to any existing development or major transport corridor; and g) power easements; AND ***S26.3*** At least 10% of the total open space provision for *active parkland* is exclusive of flood inundation below the 1% *AEP* (1:100 year *ARI* level or the highest recorded flood level, whichever is the greatest; AND ***S26.4*** Recreational facilities (including playgrounds, pergolas, barbeques etc.) are setback a minimum of 30m from the top of the bank of any *watercourse* and 10m from the top of the bank of any *drainage line*.
O27 *Active parklands* will provide a diverse range of recreational opportunities for all age groups and are designed as attractive and enjoyable, functional and safe places to recreate and meet.	***27.1*** *Active parkland* in all areas except industrial areas will contain embellishment in accordance with the Priority Infrastructure Plan in Part 15 such as: a) children's play facilities catering for various ages; b) a soft fall surface where required; c) a shade cover over any play equipment; d) picnic table/s with seats; e) seating; and f) landscaping; AND **27.2** Landscaping is designed to create aesthetically pleasing open space areas and to suit the type, setting and purpose of the particular park.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
O28 The natural environmental and cultural values of land in the Open Space Conservation Zone are not adversely affected by subdivision, and land in freehold tenure in this zone is not subdivided.	***S28.1*** Land in the Open Space Conservation zone is retained in one contiguous lot.
O29 Lands with high biodiversity values which warrant conservation status are formally protected for the long term.	***S29.1*** Lands with high biodiversity values are transferred to public ownership.
O30 Buffers are provided incorporating development setback/s from the stream that will ensure that the development does not result in a negative impact upon the long-term viability of the stream.	***S30.1*** A buffer of no less than 5m is provided to all development adjacent to either *Stream orders* 1, 2 or 3 where not within the Riparian Buffer Area on the Biodiversity Overlay Maps (with the buffer measured from the centreline of the stream).
14.193 Road and rail corridors	
O31 Lots for *residential development* are not subjected to high traffic noise levels from the *major road network* or rail corridors.	***S31.1*** Lots intended for *residential development* are separated by a minimum of— a) 40m from the property boundary of roads within the *major road network*; and b) 80m from the property boundary of rail corridors; OR ***S31.2*** Development in the vicinity of road corridors meets the following external design criteria for roads in the *major road network*— 54dB(A)$L_{10\ (18hours)}$ based on predicted traffic volumes ten years hence; OR ***S31.3*** Development in the vicinity of rail corridors meets the following external design level noise criteria— a) 65dB(a), assessed as the 24hour average equivalent continuous A-weighted sound pressure level; and b) 87dB(A), assessed as a single event maximum sound pressure level.
14.194 Access easements	
O32 Access easements are in appropriate locations for safe access and egress, and supply appropriate widths and levels of service for the number of vehicles that will utilise them.	***S32.1*** Access easements are designed in accordance Sections 2 and 3 of *PSP*5 Engineering Design Standards – Roads, Drainage and Earthworks.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.195 Traffic	
O33 Traffic generated by the development is within the acceptable capacity of external roads and does not have an adverse impact upon the functioning of the road network[42].	***S33.1*** Any required upgrading of external roads to the necessary standard to cater for the expected traffic numbers is undertaken.
14.196 Noosa Trail Network	
O34 A comprehensive network of trails is established incorporating road reserves, State forests, Council owned land and private lands consistent with the lifestyle and outdoor recreation needs of the Shire's residents and visitors.	***S34.1*** The proposal includes linkages to existing or planned components of the Noosa Trail Network (refer Schedule 5, Map 3—Noosa Trail Network); OR ***S34.2*** The proposal includes linkages between existing or planned components of the Noosa Trail Network (refer Schedule 5, Map 3—Noosa Trail Network).
O35 The proposal does not have an adverse impact on the Noosa Trail Network.	***S35.1*** Existing or potential pedestrian, horse trail or bicycle movement linkages are retained or enhanced; **or** ***S35.2*** Alternative linkages are provided; AND ***S35.3*** Linkages and associated infrastructure are designed, located and constructed in accordance with— a) Australian Standard 2156.1 *Walking Tracks Part 1: Classification and Signage* to a minimum of a Class 4 Standard; and b) Australian Standard 2156.2 *Walking Tracks Part 2: Infrastructure Design.*
14.197 Cooroibah Locality	
Protection of existing residential amenity, road safety and access points ***O36*** The existing residential amenity of the estate is maintained without impacting on the natural landform and landscape; AND ***O37*** The number of access points providing	***S36.1*** Each new allotment in the Rural Settlement Zone has 1ha free of flood hazard or biodiversity values as indicated on overlay maps OM2.1 and OM2.3; AND ***S36.2*** *House site areas* on adjoining lots are separated by not less than 50m. ***S37.1*** Shared driveways are provided;

[42] *PSP*1 details information Council may request to ensure this Outcome is achieved. Council may require a traffic impact assessment

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
access to lots from McKinnon Drive is maintained or reduced.	AND ***S37.2*** No additional driveways are provided from McKinnon Drive

Table 14-67—Community title development

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
14.198 Residential Uses	
O38 Community title subdivision only occurs if there is a current development approval for the site approving one or more of the following uses— a) **Detached house**; or b) **Multiple Housing**; or c) **Visitor accommodation Type 3 or 4**.	No solution provided.
Location and access to services and facilities ***O39*** Community title subdivisions only occur— a) where they are located within easy walking distance of services and facilities; b) in the Semi-attached Housing or Attached Housing Zones; c) where they are consistent with the character of the Locality they are located in; d) if appropriate *house site areas* can be accommodated; e) where they are supplied with adequate infrastructure to meet the needs of users; f) where they minimise adverse effects on the environment; g) if they are of suitable shape and slope to minimise constraints to development; and h) if they are of sufficient area to provide reasonable amenity for users.	***S39.1*** The development site is within 1km of land in the Neighbourhood Centre Zone, Business Centre Zone, Shire Business Centre Zone or Village Mix Zone; AND ***S39.2*** The development is in one of the following Localities-- a) Cooroy and Lake Macdonald Locality; or b) Eastern Beaches Locality; or c) Mary River Catchment Locality; or d) Noosa Heads Locality; or e) Noosaville Locality; or f) Tewantin and Doonan Locality; AND ***S39.3*** Each residential lot can be connected to Unity Water's water and sewerage networks; AND ***S39.4*** Residential lots are generally rectangular in shape and have a maximum slope of— a) 1:10 (10%) across the lot; and b) 1 in 20 (5%) from the front to rear of the lot.
Provisions of amenities and site facilities ***O40*** Adequate areas on site are provided for	No solution provided.

column 1 Specific Outcomes	column 2 Probable solutions (if *code assessment*)
vehicular parking, private and communal open space, landscaping and *site facilities* to meet the needs of users.	
14.199 Business Uses	
Location ***O41*** Community title subdivisions intended for **Business Uses** only occur in the— a) Shire Business Centre Zone; or b) Business Centre Zone; or c) Industry Zone; or d) Neighbourhood Centre Zone; or e) Visitor Mixed Use Zone.	No solution provided.
Provision of services and facilities ***O42*** Adequate areas on site are provided for vehicular parking, private and communal open space, landscaping and site facilities to meet the needs of users.	No solution provided.

Table 14-68—Minimum Allotment Areas[43]

Locality / Zone[44]	Boreen Point, Kin Kin & Cootharaba	Cooroibah	Cooroy, Lake Macdonald (except in Lake Macdonald Water Supply Catchment Area)	Cooroy, Lake Macdonald (within Lake Macdonald Water Supply Catchment Area)	Eastern Beaches	Mary River Catchment	Noosa Heads	Noosaville	Tewantin & Doonan	Minimum Average Width
Detached Housing	2,000m^2	1000m^2	600m^2 or 800m^2 for rear or battleaxe lots[45]	No further subdivision permitted	600m^2 or 800m^2 for rear or battleaxe lots[485]	2,000m^2 or 1000m^2 if connected to Unity Water's sewerage reticulation	600m^2 or 800m^2 for rear or battleaxe lots[485]	600m^2 or 800m^2 for rear or battleaxe lots[485]. or 1000m^2 for: 111, 135 & 143 Lake Weyba Drive; 10-30 Sail St (even nos.) and 29 Sail St, Noosaville	600m^2 or 800m^2 for rear or battleaxe lots[485] or 1,500m^2 for any lots that gain access via Noosa Banks Drive	17m Access handle minimum width is 4.5 metres.
Semi-attached Housing	N/A	N/A	800m^2	No further subdivision	800m^2	2,000m^2 or 1000m^2 if connected to Unity Water's sewerage reticulation	800m^2	800m^2	N/A	20m
Attached Housing	N/A	N/A	1,500m^2	No further subdivision	1,500m^2	N/A	1,500m^2	1,500m^2	1,200m^2	30m
Visitor Mixed Use	N/A	N/A	N/A	N/A	1,200m^2	N/A	1,200m^2	1,200m^2	N/A	15m
Neighbourhood Centre	N/A	4,000m^2	N/A	N/A	4,000m^2	N/A	3,000m^2	1,000m^2	2,000m^2	20m
Business Centre	N/A	N/A	600m^2	No further subdivision	N/A	N/A	400m^2	400m^2	600m^2	15m

[43] Subdivision of land in the Regional Landscape and Rural Production Area must comply with Division 3 of the Regulatory Provisions of the SEQ Regional Plan 2005-2026. A minimum lot size of 100 hectares applies, unless the subdivision meets an exemption document in Division 3 of the Regulatory Provisions.
[44] To identify what Zone(s) the subject land is in, refer to the Zoning Maps for the relevant Locality (ZM1—ZM9).
[45] Excluding any access handle.

Locality / Zone[44]	Boreen Point, Kin Kin & Cootharaba	Cooroibah	Cooroy, Lake Macdonald (except in Lake Macdonald Water Supply Catchment Area)	Cooroy, Lake Macdonald (within Lake Macdonald Water Supply Catchment Area)	Eastern Beaches	Mary River Catchment	Noosa Heads	Noosaville	Tewantin & Doonan	Minimum Average Width
Shire Business Centre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,000m^2.	N/A	No minimum specified
Village Mix	**Standard**—1,000m^2; **Exception**—if on Lot 22 RP839106 (Laguna St Boreen Point)—1.4ha	N/A	N/A	N/A	N/A	400m^2	N/A	N/A	N/A	15m
Industry	1000m^2	N/A	1000m^2	N/A	N/A	1,000m^2	N/A	1000m^2	N/A	30m if in *Towns* 20m if in *Villages*
Rural Settlement[46]	1ha	2ha	2ha	No further subdivision	2ha	2ha	N/A	N/A	1.5ha	Have a length to width ratio of no more than 4:1
Rural	100ha									
Community Services	No minimum specified									
Open Space Recreation	No minimum specified									
Open Space Conservation	No minimum specified. If freehold land, no further subdivision.									

[46] Where premises are located within the Regional Landscape and Rural Production Area of the SEQ Regional Plan, development applications for reconfiguring of a lot will be subject to Division 3 of the regulatory provisions of the SEQ Regional Plan.

Table 14-69—Minimum size of flood free *house site areas* or *development* areas for lots

Zone	Minimum *house site area* or other *development* areas required above the modelled flood level of the 1% *AEP* (1:100 year ***ARI***) water surface levels or where not modelled, above the highest known flood level
Detached Housing	100% of *allotment*
Semi-attached Housing	100% of *allotment*
Attached Housing	100% of *allotment*
Visitor Mixed Use	100% of *allotment*
Neighbourhood Centre	100% of *allotment*
Business Centre	400m^2
Village Mix	400m^2
Community Services	450m^2
Industry	1,000m^2
Rural Settlement	1,000m^2 plus additional area required for effluent disposal
Rural	1,000m^2 plus additional area required for effluent disposal
Open Space Recreation	1,000m^2 or 10% of the total site area, whichever is the greater.
Open Space Conservation	n/a