

PART 10 - ASSESSMENT CRITERIA FOR DEVELOPMENT OF A STATED PURPOSE OR STATED TYPE

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PART 10 - ASSESSMENT CRITERIA FOR DEVELOPMENT OF A STATED PURPOSE OR STATED TYPE

Division 1 - Preliminary

10.1 Codes for Development for a Stated Purpose or Development of a Stated Type (Specific Use Codes)

- (1) The provisions in this part comprise the following codes:
 - (a) Advertising Devices Code (**Division 2**);
 - (b) Caretaker's Residence Code (**Division 3**);
 - (c) Commercial Code (**Division 4**);
 - (d) Community Purpose Code (**Division 5**);
 - (e) Environment & Infrastructure Code (**Division 6**);
 - (f) Estate Sales & Display Home Code (**Division 7**);
 - (g) Home Occupation & Home Business Code (**Division 8**);
 - (h) Industry Code (**Division 9**);
 - (i) Open Space & Recreation Code (**Division 10**);
 - (j) Operational Works (Earthworks) Code (**Division 11**);
 - (k) Reconfiguring a Lot Code (**Division 12**);
 - (l) Residential Code (**Division 13**);
 - (m) Rural Code (**Division 14**);
 - (n) Telecommunications Code (**Division 15**);
 - (o) Relocatable Home and Caravan Park Code (**Division 16**);
 - (p) Temporary Use Code (**Division 17**); and
 - (q) Tourism Infrastructure Code (**Division 18**).

Division 2 - Advertising Devices Code

10.2 Application

The Advertising Devices Code applies to the whole of the Calliope Shire Local Government area and is applicable to all advertising signs (MCU and Operational Works).

10.3 Advertising Devices Code

- (1) The provisions of this division comprise the Advertising Devices Code. They are:
 - (a) Compliance with the Advertising Devices Code (**Section 10.4**);
 - (b) Overall Outcomes for the Advertising Devices Code (**Section 10.5**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Advertising Devices Code (**Section 10.6**).

- (2) For the purposes of this code the following terms have the specific meaning assigned to them:
 - (a) '*Non Urban Areas*' are defined as those areas included within the following zones:
 - (i) Open Space and Recreation;
 - (ii) Conservation;
 - (iii) Rural;
 - (iv) Forestry;
 - (iii) Rural Residential; and
 - (iv) Urban Expansion;

 - (b) '*Suburban Areas*' are defined as those areas included within the following zones:
 - (i) Residential;
 - (ii) Village; and
 - (iii) Community Use

 - (c) '*Industry Areas*' are defined as those areas included within the following zones:
 - (i) Local Industry;
 - (ii) Major Industry;
 - (iii) Major Infrastructure; and
 - (iv) Gladstone State Development Area.

 - (d) '*Business and Tourism Areas*' are defined as those areas included within the following zone:
 - (i) Commercial.

“Above Awning signs” are on-premises signs located above an awning or a verandah roof.

“Advertising Signs” (MCU) refer to Schedule 1 Dictionary.

“Advertising signs (Operational works)” are signs which display advertising material pertaining to the business(es) conducted on the premises. Also termed on-premises signs.

“Awning Fascia signs” are on-premises signs painted on or fixed to the fascia of an awning, verandah or similar structure.

“Billboard sign” is an advertising sign (MCU) with a free-standing display surface where the width of the sign is greater than its height. This incorporates the free-standing structure upon which the sign is located, and any lighting equipment used to illuminate the sign.

“Boundary Fence sign” is an on-premises sign which is either painted onto a solid boundary fence, or attached to a fence along the boundary of a site.

“Bunting” is a series of small flags, pennants, streamers or ribbons suspended from a rope or cable above or within a business premises.

“Canopy sign” is an on-premises sign which is painted or otherwise fixed to a canopy located over a window or a doorway, whether the canopy is constructed from flexible or solid materials.

“Commercial Flag sign” is an on-premises sign comprising cloth or fabric hung from a pole or flagpole for the purpose of advertising or promoting a commercial establishment.

“Created Fascia / Awning signs” are on-premises signs attached to a building fascia or a building awning, which extend beyond the fascia or awning boundary to create a new fascia or awning line.

“Footway / A-Frame / Mobile sign” is a portable free-standing on-premises sign (which may or may not be supported by wheels) which is typically displayed on a footway or within the boundaries of a premises during business hours.

“Ground signs” are a free standing on-premises sign comprising a monolithic advertisement which directly sits on the ground without any supporting poles or framework.

“High Rise Building sign” is an on-premises sign located on the upper wall or top of a building which identifies the name of the building and / or the logo / title of the major business operation within the building.

“Inflatable sign” is a temporary sign to publicise special events for a period not exceeding 2 weeks, which is either inflated by air or a lighter than air gas, and is attached to or located on a site or premises.

“Projected Image sign” is an illuminated advertisement which is projected onto a display surface as a static or moving image, erected so as to provide visual interest to advertising devices.

“Projecting signs” are on-premises signs which project at right angles from a building or a wall, excluding fences.

“Pole sign” is a small free standing on-premises sign placed on one or more vertical supports.

“Pylon sign” is a large free standing on premises sign which has a face height greater than its face width.

“Signs on Blinds” are an on-premises sign which is painted or otherwise attached to solid or flexible material suspended from an awning or verandah.

“Temporary signs” are advertising signs providing information about a works on a site, a forthcoming event on a site or real estate information to the general public for temporary periods applicable to the particular purpose.

“Under Awning sign” is an on-premises sign which is suspended beneath an awning or verandah or similar.

“Vertical Banner” is an on-premises sign which is constructed of flexible material suspended between two solid brackets at the top and bottom of the sign face, with the brackets either secured to the face of a building, or to a free standing pole.

“Wall sign” is an on-premises sign which is painted onto, or attached flat onto wall.

“Window sign” is an on-premises sign which is painted onto or attached to a window, or located behind a window so as to be visible from any public street or neighbouring site.

10.4 Compliance with the Advertising Devices Code

(1) Compliance with the Advertising Devices Code is achieved when:

- (a) Development for an Advertising Sign (MCU) is consistent with the specific outcomes in **Section 10.6**.
- (b) Development involving an Advertising Sign (operational works) being on premises signs is consistent with the specific outcomes in **Section 10.6**.

10.5 Overall Outcomes for the Advertising Devices Code

(1) The overall outcome is the purpose of the Advertising Devices Code.

(2) The overall outcomes sought for the Advertising Devices Code are:

- (a) the functional advertising requirements of business are catered for, while protecting the aesthetic appeal of the built form and natural attributes of the Shire, specifically signs:
 - (i) cater for the needs of business by clearly identifying the goods and services supplied;
 - (ii) complement the design and architectural aspects of buildings;
 - (iii) complement the local streetscape and present a visually attractive appearance to public areas;
 - (iv) are safely secured and do not pose a physical hazard to motorists, pedestrians, cyclists or adjoining residents;
 - (v) do not unreasonably impede views, sunlight or breezes for residents on adjoining sites, or create nuisance as a result of noisy, flashing or illuminated devices; and
 - (vi) maintain the operation and safety of the major arterial road routes in the Shire.

10.6 Specific Outcomes and Probable and Acceptable Solutions for the Advertising Devices Code

- (1) The specific outcomes sought and probable solutions for the Advertising Devices Code for Advertising Signs (MCU) are included in Columns 1 and 2 respectively of **Table 10-1**.
- (2) The specific outcomes sought and probable and acceptable solutions for Advertising Signs (Operational Works) are included in **Table 10-2**.

Specific Outcomes and Probable and Acceptable Solutions for Advertising Signs (MCU)

Table 10.1

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 |
|---|---|
| Specific Outcomes | Probable Solutions |
| Height and Scale | |
| Self Assessable and Assessable Development | |
| O1. All advertising signs (MCU) are designed and located to complement the environment in which the sign is located. | S1.1 Advertising signs do not protrude above the roof line of existing buildings, and in all situations do not exceed 10m in height. S1.2 Advertising signs are located a minimum distance of at least 800m from any other existing or approved Advertising sign. S1.3 Advertising signs have a maximum face area of 40 m ² per face, and the angle between faces does not exceed 45°. |
| Assessable Development | |
| O2. Supporting structures (i.e. poles, framework) are designed and sited to minimise visual impact. (i) Supporting structures are painted with colours that match with the visual backdrop of the structure. (ii) Supporting structures are located within a landscaped setting so that the structure is not readily visible from public areas or nearby residential areas. | S2. No solution specified. |
| O3. Advertising Signs fixed to buildings are appropriately located, scaled and designed to enhance the appearance of the building. | S3. Signs do not obscure the outline of the building or any of its architectural features including the roofline, verandahs or upper floor windows. |
| Illuminated Signs | |
| Assessable Development | |
| O1. Illuminated signs including flashing or pulsating signs are designed to: (i) be safe for pedestrian and traffic movement; (ii) be consistent with the character of the surrounding area; (iii) make best use of energy efficient equipment and light sources; and | S1.1 Signs located in Non-Urban or Suburban areas are not illuminated and do not contain any flashing or pulsating lighting, except where they are located on a shop, shopping centre, food premises or tourist attraction. |

| Column 1 Specific Outcomes | Column 2 Probable Solutions |
|--|--|
| (iv) maintain the amenity of the surrounding areas so as not create a lighting nuisance. | S1.2 Animated illuminated signs are located within major centres in business and tourist locations which cater for night time activities and are designed to attract patrons from within the locality and not from external to the locality. S1.3 Flashing Signs utilise neon components. |
| O2. Flashing Signs do not resemble official traffic signs or signals, nor are they located in positions where a traffic hazard is likely to be created. | S2. No solution specified. |
| O3. A Projected Image Sign does not adversely impact on the amenity of the area, particularly in non-urban and suburban areas. (i) Projected Image Signs are not located within non-urban or suburban areas. (ii) Projected Image Signs are located within major centres in business and tourist locations that cater for night-time activities. (iii) Projected Image Signs are designed and located so as not to cause lighting nuisance. (iv) Projected light is not to fall on any other adjoining site, or create an adverse impact because of glare. | S3. No solution specified |

Specific Outcomes and Probable & Acceptable Solutions for Advertising Signs (Operational Works)

Table 10-2

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 |
|---|---|
| Specific Outcomes | Probable & Acceptable Solutions |
| Total area of on-premises signage | |
| Self Assessable and Assessable Development | |
| <p>O1. The total area of on-premises advertising signs on an individual site:</p> <ul style="list-style-type: none"> (i) is consistent with the purpose for which the land or building is used; (ii) complements the character of the site having regard to the size of the site and the scale and height of the existing buildings and structures; and (iii) complements the character of the local area. <p>(The total area includes the area of any signage relating to the business located on the abutting street or pavement).</p> | <p>S1.1 The total area of all on-premises signs per site in non-urban and suburban areas does not exceed:</p> <ul style="list-style-type: none"> (i) 1 m²; or (ii) 5 m², where the site is used for a shop, shopping centre, food premises or tourist attraction. <p>S1.2 The total area of all advertising signs per site in industry areas does not exceed 10 m² for every 10m of site frontage.</p> <p>S1.3 The total area of all advertising signs per site in business and tourism areas does not exceed 15 m² for every 10 m of site frontage.</p> <p>S1.4 The total face area of a single advertising sign in either industry or in business and tourism areas does not exceed 40 m².</p> |
| Visual Impact | |
| Self Assessable and Assessable Development | |
| <p>O1. On premises signs are designed to:</p> <ul style="list-style-type: none"> (i) complement the design of the building on which they are situated; (ii) clearly identify the business to which they relate; (iii) for free-standing signs, provide a professional business image within a landscaped environment; and (iv) present an attractive outlook to public areas. | <p>S1.1 In non-urban and suburban areas, on-premises signs except awning fascia signs are only used for shop, shopping centre, food premises or tourist attraction.</p> <p>S1.2 Ground Signs and Pylon signs are not located in non-urban and suburban areas.</p> <p>S1.3 In all areas, the following signs are limited to no more than one of the following:</p> <ul style="list-style-type: none"> (i) one Above Awning sign per tenancy; (ii) one Projecting Sign per tenancy; (iii) one Created Fascia / Awning sign per tenancy; (iv) one Sign on a Blind per tenancy; (v) one Under Awning Sign per tenancy for sites with a frontage length less than 15 m |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|-------------------------------|--|
| | <ul style="list-style-type: none"> (vi) three Canopy signs per tenancy for sites with a frontage length less than 15 m (vii) one Boundary Fence Sign per premises for sites with a frontage length less than 15 m (viii) one Ground Sign only on sites with a frontage of at least 50 m otherwise none are provided; (ix) one Pole Sign per site; or (x) one Pylon Sign per site. <p>S1.4 In industry areas and in business and tourist areas, the following signs have the maximum area and dimensions and position on the site:</p> <ul style="list-style-type: none"> (i) Above awning sign consists of a single plane, located perpendicular to the street having a face area of 2.5 m²; (ii) Projecting Sign has a vertical orientation with: <ul style="list-style-type: none"> (A) a maximum outward projection of 0.75 m (B) a maximum height of 7.5 m and (C) does not extend above the wall to which is attached. |
| | <p>S1.5 In all areas the following signs have the maximum area and dimensions and position on site:</p> <ul style="list-style-type: none"> (i) Awning Fascia signs are contained within the outline of a fascia and do not exceed 600 mm in height. Attached signs do not exceed 100 mm in depth; (ii) Created Fascia / Awning signs do not extend: <ul style="list-style-type: none"> (A) more than 600 mm above the fascia or awning to which they are attached; (B) more than 25% of the area of the awning or 10% of the area of the fascia on which the sign is located; and (C) beyond the ends of the building, or the boundaries of the site; (iii) Sign on blind does not exceed 50% of the total blind area; (iv) Under Awning signs have a maximum area of 1.5 m² per face, with a maximum of two faces. Signs are perpendicular to the frontage of the site and do not extend beyond the awning line at the frontage of a site; (v) Boundary Fence Sign does not project outward more than 30 mm from the fence; |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|-------------------------------|---|
| | <ul style="list-style-type: none"> (vi) Wall signs: <ul style="list-style-type: none"> (A) do not cover more than 75% of the area of the wall on which they are located; (B) do not exceed a total area of 40 m²; and (C) do not extend beyond the outlines of the wall, above the roofline or beyond the edge of the wall boundary; (vii) Window signs are located at street level and do not cover / obscure more than 25% of the window surface; (viii) High Rise Building Signs are contained within the outline of the building to which they are attached; (ix) Vertical Banner signs do not exceed 5 m in height or 750 mm in width and do not extend beyond the boundaries of the site; (x) Commercial flags are not greater than 2.4 m² in size; (xi) Ground Signs: <ul style="list-style-type: none"> (A) are no higher than 1.8 m above natural ground level; (B) have a total maximum face area of 10 m² with no more than two faces; and (C) are located at the front of the properties they are promoting; and (xii) Pole Signs: <ul style="list-style-type: none"> (A) are no higher than 5 m (B) have a maximum face area of 2.5 m and a maximum of two faces; and (C) are located at the front of the properties they are promoting; and (xiii) Pylon Signs have a maximum face area of |
| | <p>S1.6 Created Fascia / Awning signs are located in the centre of a business premises to provide symmetry.</p> <p>S1.7 Under Awning signs are not located closer than 1.5m to the end of an awning or closer than 3 m to another Under Awning Sign.</p> <p>S1.8 Where the Above Awning sign presents as a three dimensional or sculptural sign, the volume does not exceed 2.5 m³.</p> <p>S1.9 When located on the roof, High Rise Building Signs are contained within purpose built signage envelopes within the roof structure of the building (i.e. an area of the roof which has been specifically designed to cater for the placement of signs).</p> |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|--|
| | <p>S1.10 Vertical Banner signs are a minimum of 10 m from any other banner sign and a minimum of 3 m from the side and / or rear boundaries of the site.</p> <p>S1.11 Pylon Signs are located as close to the centre of the site frontage as is possible and are not located less than 3 m from the property boundary of any adjacent commercial site.</p> <p>S1.12 Where a site / development contains more than one tenancy, the Pylon and Pole sign allows for each business tenancy to be advertised on the same sign.</p> <p>S1.13 On sites which contain more than one tenancy, the Pylon sign is a 'Multi Tenant' sign which allows each business an equal opportunity to utilise space on the sign face.</p> |
| Assessable Development | |
| <p>O2. Any supporting structures (i.e. poles, framework) are designed and sited to reduce visual impact.</p> <p>(i) Supporting structures are painted with colours that match with the visual backdrop of the structure.</p> <p>(ii) Unsightly structural supports are not visible from adjoining sites or public area.</p> | <p>S2. No solution specified.</p> |
| Public Safety | |
| Self Assessable and Assessable Development | |
| <p>O1. On-premises signs do not create a hazard or nuisance in terms of clearance or lighting.</p> | <p>S1.1 On-premises signs maintains a clearance as follows:</p> <p>(i) Projecting sign at least 2.4 m from the ground;</p> <p>(ii) signs on Blinds a minimum clearance of 2.2 m between the lowest part of the blind and the footpath beneath it;</p> <p>(iii) Under Awning Signs a minimum clearance of 2.1 m to the ground;</p> <p>(iv) Canopy Sign a minimum vertical clearance of 2.2 m from any footway;</p> <p>(v) Vertical Banner signs are no less than 2.4 m above ground level;</p> <p>(vi) Commercial Flag signs are no closer than 6.5 m from the ground; and</p> <p>(vii) Pole signs face areas are no less than 2.4 m above ground level.</p> <p>S1.2 Where a Projecting sign projects across the street boundary of a site, it does not project more than half the width of the public footway at the street frontage.</p> <p>S1.3 Advertising signs are not attached to chain wire fencing, or other types of see-through fencing.</p> |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|--|
| Animated and Flashing Signs and Illumination | |
| Assessable Development | |
| <p>O2. Any advertising device which incorporates flashing or pulsating forms of illumination are designed to:</p> <ul style="list-style-type: none"> (i) be safe for pedestrian and traffic movement; (ii) be consistent with the nature of the surrounding area; (iii) make best use of energy efficient equipment and light sources; and (iv) maintain the amenity of the surrounding area so as not create a lighting nuisance. (v) Flashing signs utilise neon components bulbs. (vi) Flashing signs do not resemble traffic signs or signals, nor are they located where a traffic hazard is likely to be created. | <p>S2.1 Signs located in Non-Urban or in Suburban areas are not illuminated and do not contain any flashing or pulsating lighting, except where they are located on a shop, shopping centre, food premises or tourist attraction.</p> <p>S2.2 Animated illuminated signs are located within major centres in business and tourist locations which cater for night time activities and are orientated to attract patrons from within the locality and not external to the locality.</p> |
| <p>O3. Projected Image sign does not disrupt the amenity of the area, particularly in non-urban and suburban areas.</p> | <p>S3.1 Projected Image signs are not located within non-urban and suburban areas.</p> <p>S3.2 Projected Image signs are located within major centres in business and tourist locations which cater for night-time activities.</p> |
| Banners and Bunting | |
| Assessable Development | |
| <p>O1. Bunting is designed to positively contribute to the streetscape of the local area, without creating or exacerbating sign clutter, or detracting from the amenity of surrounding premises.</p> | <p>S1.1 Bunting is erected more than 100 lineal metre of any residential property due to the noise nuisance created by bunting in high wind situations.</p> <p>S1.2 Bunting is less than 6.5 m above the ground.</p> |

Division 3 – Caretaker’s Residence Code

10.7 Application

The Caretaker’s Residence Code applies to the whole of the Calliope Shire and is applicable to development for the purposes of a Caretaker’s Residence.

10.8 Caretaker’s Residence Code

- (1) The provision of this division comprise the Caretaker’s Residence Code as follows:
 - (a) Compliance with the Caretaker’s Residence Code (**Section 10.9**);
 - (b) Overall Outcomes for the Caretaker’s Residence Code (**Section 10.10**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Caretaker’s Residence Code (**Section 10.11**).
- (2) For the purposes of this code the following terms have the specific meaning assigned to them:
 - (a) Caretaker’s Residence as defined in Schedule 1.

10.9 Compliance with the Caretaker’s Residence Code

- (1) For assessable development, compliance with the Caretaker’s Residence Code is achieved when development is consistent with the specific outcomes in **Section 10.11**.
- (2) For self assessable development, compliance with the Caretaker’s Residence Code is achieved when development is consistent with the acceptable solutions in **Table 10-3**.

10.10 Overall Outcomes for the Caretaker’s Residence Code

- (1) The overall outcome is the purpose of the Caretaker’s Residence Code.
- (2) The overall outcomes sought for the Caretaker’s Residence Code are the following:
 - (a) caretaker’s residences are used only for genuine care-taking or property management purposes; and
 - (b) an acceptable level of residential amenity for occupants is attained.

10.11 Specific Outcomes and Probable and Acceptable Solutions for the Caretaker’s Residence Code

The specific outcomes sought for the Caretaker’s Residence Code are included in Column 1 of **Table 10-3** and the probable and acceptable solutions are in Column 2 of **Table 10-3**.

Specific Outcomes and Probable and Acceptable Solutions for Caretaker's Residence Code

Table 10-3

Note:

- This code may also be affected by overlays
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|--|
| Occupants | |
| Self Assessable and Assessable Development | |
| O1. The premises is occupied only by: <ul style="list-style-type: none"> (i) a person having responsibility for the security, maintenance and / or management of non-residential activities conducted on the same site; and (ii) if applicable, that person's immediate family. | S1. The premises are occupied only by the proprietor, manager or caretaker of business activities on the same site, together with any immediate family of that person. |
| Subordinate Nature of Caretaker's Residence | |
| Assessable Development | |
| O1. The premises being necessarily associated with, but subordinate to, business activities on the same site. | S1. No solution specified |
| Self Assessable and Assessable Development | |
| O2. Not more than one caretaker's residence is provided on the site on which the business activity operates (the site may comprise more than one lot). | S2. Only one caretaker's residence established on the site on which the business activity operates, including any farm holding or other enterprise which may operate over a number of lots in the same locality. |
| Private Open Space/Carparking | |
| Self Assessable and Assessable Development | |
| O1. Other than where provided for a rural use, the caretaker's residence is provided with private open space that is: <ul style="list-style-type: none"> (i) useable; (ii) adequately screened from the primary activities on the site; (iii) directly accessible from the dwelling unit. | S1.1 The caretaker's residence has an area of private open space which: <ul style="list-style-type: none"> (i) is directly accessible from habitable room; (ii) has a minimum area of: <ul style="list-style-type: none"> (a) 50 m² if at ground level; or (b) 15 m² if a balcony, verandah, or deck; and |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|-------------------------------|---|
| | <ul style="list-style-type: none"> (iii) has minimum horizontal dimensions of: <ul style="list-style-type: none"> (a) 4 m if at ground level; or (b) 1.25 m if a balcony, verandah or deck. S1.2 The open space is screened (if at ground level, by a minimum 1.8 m high solid fence or wall). |

Division 4 - Commercial Code

10.12 Application

The Commercial Code applies to the whole of the Calliope Shire and is applicable to commercial development.

10.13 Commercial Code

- (1) The provisions of this division comprise the Commercial Code. As follows:
 - (a) Compliance with the Commercial Code (**Section 10.14**);
 - (b) Overall Outcomes for the Commercial Code (**Section 10.15**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Commercial Code (**Section 10.16**).
- (2) For the purposes of this code the following terms are included within the meaning of 'Commercial' and have the specific meaning assigned to them in Schedule 1 as follows.

The term 'Commercial' includes:

- (a) Brothel;
- (b) Child Care Centre;
- (c) Cinema;
- (d) Commercial Premises;
- (e) Food Premises;
- (f) Funeral Premises;
- (g) Gaming Premises;
- (h) Indoor Entertainment;
- (i) Licensed Premises;
- (j) Local Surgery;
- (k) Market;
- (l) Medical Centre;
- (m) Motel;
- (n) Office;
- (o) Retail Plant Nursery;
- (p) Service Station;
- (q) Service Trade;

- (r) Shop;
- (s) Shopping Centre;
- (t) Showrooms.

10.14 Compliance with the Commercial Code

- (1) For assessable development, compliance with the Commercial Code is achieved when development is consistent with the specific outcomes in **Section 10.16**.
- (2) For self assessable development, compliance with the Commercial Code is achieved when development is consistent with the acceptable solutions in **Table 10-4**.

10.15 Overall Outcomes for the Commercial Code

- (1) The overall outcome is the purpose of the Commercial Code.
- (2) The overall outcomes sought for the Commercial Code are:

New development resulting in the use of premises for commercial activities:

- (i) Is located on land situated within the Commercial Zone or Village Zone or within the relevant designated Key Site unless specifically allowed for otherwise in this Code or applicable Locality Code;
- (ii) Is located where an adequate road network and public transport is available;
- (iii) Is compatible with the overall outcomes for the locality;
- (iv) Is appropriate for the designated role and function of the commercial premises;
- (v) Maintains a high standard of amenity for the commercial premises and the surrounding locality;
- (vi) Is accessible, safe and comfortable and convenient for the community it is intended to serve;
- (vii) Maintains the quality of the surrounding natural environment; and
- (viii) Is compatible with the character and amenity of the surrounding area.

Specific Outcomes and Probable and Acceptable Solutions for the Commercial Code

The specific outcomes sought for the Commercial Code are included in Column 1 of **Table 10-4** and the acceptable solutions / probable solutions are in Column 2 of **Table 10-4**.

Specific Outcomes and Probable and Acceptable Solutions for Commercial Code

Table 10-4

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|---|
| Assessable Development | |
| O1. Neighbourhood shopping facilities providing day to day needs are situated in localities central to the communities they serve. | S1. No solution specified. |
| O2. Premises are located in the Commercial Zone or Village Zone or within a designated Key Site. | S2. No solution specified. |
| <p>O3. Commercial activities are:</p> <ul style="list-style-type: none"> (i) situated in appropriate locations so that convenience centres can be established or reinforced; (ii) highly accessible within the road transport network and readily accessible for pedestrians; (iii) of a physical form which does not constrain the establishment of convenient and cohesive commercial centres; and (iv) provided with safe and functional pedestrian and traffic linkages between commercial activities in the same area and also with adjoining residential neighbourhoods. <p>Note: Please refer to Council's Assets Register for a description of the Council's Road Hierarchy</p> | <p>S3. In regard to 3(ii), commercial activities are:</p> <ul style="list-style-type: none"> (i) directly accessible from an arterial or sub-arterial road, a pedestrian path system and the open space network; and (ii) situated on level to gently sloping land (slope <5%). <p>Otherwise no solution specified.</p> <p>Note: Please refer to Council's Assets Register for a description of the Council's Road Hierarchy</p> |
| O4. Commercial activity occurs in step with the community's needs for additional facilities and services, convenience and accessibility and will enhance the role and function of existing centres as described in the relevant Locality. | S4. No solution specified. |
| Suitability of the Site | |
| Self Assessable and Assessable Development | |
| <p>O1. Each site has sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> (i) the building or buildings and associated storage areas; (ii) associated car parking areas; (iii) delivery and service vehicles; (iv) landscaping; | <p>S1. Sites for the following uses have a minimum area and frontage of:</p> <ul style="list-style-type: none"> (i) Funeral Premises 1,000 m² site area and 25 m frontage (ii) Service Trades 600 m² site area and a 15 m road frontage; |

| Column 1 | Column 2 |
|--|--|
| Specific Outcomes | Probable & Acceptable Solutions |
| (v) vehicle access; and (vi) on site vehicle movement. | (iii) Other Uses No solution specified. |
| Food Premises in Industrial Areas | |
| Assessable Development | |
| 1. Food premises in the Major Industry Zone and Local Industry Zone: (i) Are situated in convenient locations to serve the daily needs of workers in the vicinity; (ii) Do not, by the nature of their location and size and extent of goods for sale, attract customers from outside the industrial area in which the Food Premises is located. | S1. No solution specified. |
| Building Scale and Appearance | |
| Assessable Development | |
| O1. Buildings are designed to: (i) respect and complement the existing character of the area, including presenting to the principal road frontage an “active” shop front of open displays; (ii) maintain an appropriate human scale which is open and readily accessible from the street, providing easy and convenient pedestrian access including access for disabled persons, and safe and conveniently located areas and facilities for public seating and shelter; (iii) buildings are not constructed of highly reflective materials such as high-performance glass and untreated galvanised metal sheeting, and do not present large flush surfaces on external walls to adjoining properties or a road frontage, and generally complement the streetscape and other development in the street in its design; and (iv) be appropriate for the aspect and climatic conditions through a built form and architectural style that includes covered walkways, eaves and awnings over the footpath for its full width and frontage except for any driveways. | S1. No solution specified. |
| O2. Building setbacks are appropriate to the setting so as to enhance the streetscape and to establish an efficient functional relationship between the development and the street. Note: Commercial premises adjoining residential building (other than in the Commercial Zone) are set back the same distance as the residential building. | S2. No solution specified. |

| Column 1 | Column 2 |
|--|--|
| Specific Outcomes | Probable & Acceptable Solutions |
| Self Assessable and Assessable Development | |
| O3. The scale, intensity and height of buildings are in keeping with the character of the surrounding area. | <p>S3.1 Buildings are no greater than 2 storeys in height above ground level at the principal road frontage.</p> <p>S3.2 Site coverage does not exceed 75% of the site area unless expressly allowed for in the relevant locality code.</p> <p>S3.3 The ratio between the floor area of the development and the site area does not exceed 1.5:1.</p> |
| Community Safety | |
| Assessable Development | |
| O1. All premises are designed to achieve safety for property, staff and customers by ensuring that: <ul style="list-style-type: none"> (i) buildings are sited, orientated and designed to maximise casual surveillance of public spaces and designed to avoid opportunities for personal concealment; (ii) entries to buildings are exposed to the main street frontage and are clearly delineated; (iii) general public parking areas are clearly designated, well-lit and have clearly-defined access points; (iv) premises are well-lit to encourage informal surveillance with well-placed, low wattage lighting to minimise 'blind spots'; and (v) Building identification and numbering is prominent, clearly identifiable at night and large enough to be read by vehicles from the street. | S1. No solution specified. |
| Infrastructure Provision | |
| Assessable Development | |
| O1. Footpaths are provided adjacent to the premises are paved in durable and stable materials matching or complementing to any adjacent development for the full width and length of all road frontages. | S1. The design of footpaths complies with the requirements of the Engineering Design and Infrastructure Standards Planning Scheme Policy. |
| Commercial Development Abutting Non-Commercial Uses | |
| Assessable Development | |
| O2. Appropriate setbacks and buffering are provided between commercial development sites and adjoining residential development and land included within the Residential Zone, Open Space & Recreation Zone and Conservation Zone in a manner which maintains the amenity of adjoining residential properties in terms of: <ul style="list-style-type: none"> (i) visual and acoustic privacy; and (ii) access to sunlight. | S2. No solution specified. |

| Column 1 | Column 2 |
|--|---|
| Specific Outcomes | Probable & Acceptable Solutions |
| <p>O3. Commercial development abutting the Residential Zone (except in a Key Site) will provide the following:</p> <ul style="list-style-type: none"> (i) Buildings are setback the same distance as the residential buildings (as a minimum, buildings are setback 3m from the side and rear boundaries) except where the premises is situated within the Commercial Zone. (ii) A landscaped buffer strip 2.0m in width is provided and maintained within the site on any boundary adjoining a residential land use area. | <p>S3. No solution specified.</p> |
| Service Station | |
| Assessable Development | |
| <p>O1. Each site has sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> (i) the building or buildings and associated storage areas; (ii) associated car parking areas; (iii) delivery and service vehicles; (iv) safe vehicle access; and (vi) safe on site vehicle movement. | <p>S1. Premises used for the purposes of a service station provide the following:</p> <ul style="list-style-type: none"> (i) a minimum of 1,500 m² site area; (ii) a minimum of 40 m frontage on mid-block lots and minimum of 30 m frontages on corner lots; (iii) a maximum width of any vehicle crossover across a footpath of 9 m (iv) a separation of at least 12 m between any vehicle crossover and a road intersection; (v) a separation between vehicle crossovers of at least 14 m (vi) separate entrances to, an exits from the site; and (vii) Deceleration lanes, kerbing and channelling and stormwater drainage in accordance with the Engineering Design and Infrastructure Standards Planning Scheme Policy. |
| <p>O2. Building setbacks are appropriate to the setting so as to enhance the streetscape and to establish an efficient functional relationship between the development and the street.</p> | <p>S2. Buildings are setback a minimum of:</p> <ul style="list-style-type: none"> (i) 3 m from the side and rear boundaries of the site; and (ii) 6 m from all road frontages or compatible with adjoining development, whichever is the greater setback. |
| <p>O3. All setbacks include 3 m of landscaping.</p> | <p>S3. No solution specified.</p> |
| Child Care Centres | |
| Assessable Development | |
| <p>O1. Each site has sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> (i) the building or buildings and associated storage areas; (ii) associated car parking areas; | <p>S1. Premises have:</p> <ul style="list-style-type: none"> (i) a minimum site area of 1000 m²; and (ii) a minimum frontage of 25 m. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|---|
| (iii) delivery and service vehicles; (iv) landscaping; and (v) safe vehicle access. | |
| O2. Car parking and set down areas for child care centres do not impact upon amenity of adjoining properties. | S2. No solution specified. |
| O3. Child Care Centres are located and designed so that deceleration by site users does not impede the flow of traffic in the street and on the roads serving the area and the site is able to be accessed safely. | S3. No solution specified. |
| Outdoor Dining Areas | |
| Assessable Development | |
| O1. Outdoor dining areas located within the road reserve or other public land are appropriately designed and located such that: (i) pedestrian movement at all times is safe, free of congestion and offering the most direct route with adequate protection from weather; (ii) the comfort, safety and free movement of patrons is provided; (iii) appropriate public amenities are available where 20 or more patrons are accommodated; (iv) free access to adjoining premises is provided such that the operations of adjoining premises are not adversely affected; and (v) the extent of seating is appropriate to the character and amenity levels of the location. (vi) Ensure that the safe and efficient operation of the adjacent road is not impeded. | S1. No solution specified |
| Roadside Stalls | |
| Self Assessable and Assessable Development | |
| O1. Building setbacks are appropriate to the setting so as to enhance the streetscape and to establish an efficient functional relationship between the development and the street. | S1. Buildings and structures are setback a minimum of 6m from all road frontages. |
| O2. Access to a Roadside Stall provides minimal disruption to the traffic flow on the principal road. | S2. A Roadside Stall provided with: (i) a deceleration lane of at least 50 m and an acceleration lane of at least 20 m in length or as required by the Department of Main Roads. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|---|
| Landscaping | |
| Assessable Development | |
| <p>O1. Landscaping is provided to:</p> <ul style="list-style-type: none"> (i) soften the visual impact of the land use and associated building(s) from the street and adjoining land use activities; and (ii) be an appropriate scale relative to the street reserve width and height and bulk of buildings and structures on the premises; (iii) reduce radiant heat and glare to adjoining properties; (iv) for any carpark containing more than five spaces, one tree is provided per six car parking spaces within the car parking area; (v) a landscaped strip not less than 2 m in width is provided between a car park and a road frontage; (vi) landscaping is provide along the entire frontage of a site, except for the accessway, with a minimum width of 5 m to an arterial road; (vii) other than in the Commercial Zone, a minimum width of 3 m of landscaping is provided along a boundary adjoining a residential use. <p>Note: Tree species and provision of landscaping are in accordance with the Landscaping Planning Scheme Policy.</p> <p>Note: Please refer to Council's Assets Register for a description of the Council's Road Hierarchy</p> | <p>S1. No solution specified.</p> |

Division 5 - Community Purpose Code

10.17 Application

The Community Purpose Code applies to the whole of the Calliope Shire and is applicable to development for the purposes of Community Purposes as well as for all development which occurs on premises within the Community Purposes Zone.

10.18 Community Purpose Code

- (1) The provisions of this division comprise the Community Purpose Code. They are:
 - (a) Compliance with the Community Purpose Code (**Section 10.19**);
 - (b) Overall Outcomes for the Community Purpose Code (**Section 10.20**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Community Purpose Code (**Section 10.21**).
- (2) For the purposes of this code, the following terms have the specific meaning assigned to them.

10.19 Compliance with the Community Purpose Code

- (1) For assessable development, compliance with the Community Purpose Code is achieved when development is consistent with the specific outcomes in **Section 10.21**.
- (2) For self assessable development, compliance with the Community Purpose Code is achieved when development is consistent with the acceptable solutions in **Section 10.21** in **Table 10-5**.

10.20 Overall Outcomes for the Community Purpose Code

- (1) The overall outcome is the purpose of the Community Purpose Code.
- (2) The overall outcomes sought for the Community Purpose Code are the following:
 - (a) provide for the establishment of community purposes which are in convenient locations throughout the Shire to meet the needs of the residents;
 - (b) the activities of community service organisations generally are of a small-scale and of low impact in order to maintain the character of the land on which they are located; and
 - (c) ensure that community uses are operated to be compatible with the desired amenity character of the surrounding area.

10.21 Specific Outcomes and Probable and Acceptable Solutions for the Community Purpose Code

- (1) The specific outcomes sought for the Community Purpose Code are included in Column 1 of **Table 10-5** and the acceptable solutions / probable solutions are in Column 2 of **Table 10-5** below.

Specific Outcomes and Probable and Acceptable Solutions for Community Use Code

Table 10-5

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 |
|---|-----------------------------------|
| Specific Outcomes | Probable & Acceptable Solutions |
| Suitability of the Site | |
| Assessable Development | |
| <p>O1. Each site has sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> (i) the building or buildings and associated storage areas; (ii) associated car parking areas; (iii) delivery and service vehicles; (iv) landscaping; (v) vehicle, pedestrian and cycle access; and (vi) on site pedestrian, cycle and vehicle movement. | <p>S1. No solution specified.</p> |
| <p>O2. Community use is located on land which:</p> <ul style="list-style-type: none"> (i) is located in appropriate locations having regard to the nature of the particular activity; (ii) enables easy and convenient access for users; and (iii) is physically suitable for the particular community activity. | <p>S2. No solution specified.</p> |
| Building Scale and Appearance | |
| Assessable Development | |
| <p>O1. Buildings are designed to:</p> <ul style="list-style-type: none"> (i) respect and complement the existing character of the area; (ii) complement the streetscape and other development in the street in its design; and (iii) be appropriate for the aspect and climatic conditions. (iv) Building responds to the climate through a built form and architectural style that includes covered walkways, eaves and awnings over the footpath (where relevant) for its full width and frontage except for any driveways. | <p>S1. No solution specified.</p> |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|---|
| <ul style="list-style-type: none"> (v) Buildings are not constructed of highly reflective materials such as high-performance glass and untreated galvanised metal sheeting, and do not present large flush surfaces on external walls to adjoining properties or a road frontage. (vi) Premises includes safe and conveniently located areas and facilities for public seating and shelter. | |
| Self Assessable and Assessable Development | |
| <p>O2. Maintain an appropriate human scale which is open and readily accessible from the street.</p> | <p>S2.1 Buildings are 2 storeys or less in height above ground level at the principal road frontage.</p> <p>S2.2 Site Coverage does not exceed 30% of the site area.</p> |
| Community Safety | |
| Assessable Development | |
| <p>O1. All premises are designed to achieve safety for property, staff and customers by ensuring that:</p> <ul style="list-style-type: none"> (i) buildings and plots are sited, orientated and designed to maximise casual surveillance of public spaces and designed to avoid opportunities for personal concealment; (ii) entries to buildings are exposed to the main street frontage and are clearly delineated; (iii) general public parking areas are clearly designated, well-lit and have clearly defined access points; (iv) premises are well-lit to encourage information surveillance with well-placed, low wattage lighting to minimise 'blind spots'; and (v) building identification and numbering is prominent, clearly identifiable at night and large enough to be read by vehicles from the street. | <p>S1. No solution specified.</p> |
| Landscaping | |
| Assessable Development | |
| <p>O1. Landscaping is provided to:</p> <ul style="list-style-type: none"> (i) soften the visual impact of the land use and / or associated building(s) from the street and adjoining land use activities; and | <p>S1. Premises incorporate a landscaped area along the entire frontage of the site, except for the accessway, with a minimum width of</p> <ul style="list-style-type: none"> (i) 5m along an arterial road; and (ii) 3m along any other road which is the principal site frontage. (ii) for any carpark containing more than 5 spaces, one tree is provided per 6 car parking spaces within the car parking area. |

| Column 1 | Column 2 |
|---|---|
| Specific Outcomes | Probable & Acceptable Solutions |
| | Note: Please refer to Council's Assets Register for a description of the Council's Road Hierarchy |
| O2 Landscaping; and (i) is an appropriate scale relative to the street reserve width and height and bulk of buildings and structures on the premises; and (ii) reduces radiant heat and glare to adjoining properties; and (iii) A landscaped strip not less than 3m in width is provided between a car park and a road frontage and along the boundary adjoining the Residential Zone or Residential (Higher Density) Zone or a landscape strip of 1.5m in width is provided between a car park and an adjoining property. | S2. No solution specified. |
| O3. Shade trees are provided where the community use has substantial open space area. | S3. No solution specified. |
| Noise Controls | |
| Assessable Development | |
| O1. Noise levels are within acceptable limits so as not to impinge on the amenity of adjoining land uses, particularly residential uses ¹ . | S1. No solution specified. |
| Premises Abutting a Residential Use Area | |
| Assessable Development | |
| O1. Where premises abuts a residential land use area the siting of buildings and structures: (i) make efficient use of the site; (ii) attain a pleasant streetscape; (iii) provide a functional pedestrian environment; and (iv) avoid or minimise adverse impacts upon adjoining residential properties. (v) A landscaped buffer strip 2.0m in width is provided and maintained within the site on any boundary adjoining the residential land use area. (vi) Building and activities are orientated away from residential buildings and activity areas. | S1. No solution specified. |

¹ The provisions of the Environmental Protection Regulation 1998 establish acceptable limits and compliance with those provisions are also required.

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|---|
| O2. Buildings are setback a minimum of: <ul style="list-style-type: none"> (i) 3m to the side and rear boundaries; and (ii) 6m to the road frontage | S2. No solution specified. |

Division 6 - Environment and Infrastructure Code

10.22 Environment and Infrastructure Code

- (1) The environment and Infrastructure Code applies to all development within Calliope Shire.
- (2) The provisions of this division comprise the Environment and Infrastructure Code. As follows:
 - (a) Compliance with the Environment and Infrastructure Code (**Section 10.23**);
 - (b) Overall Outcomes for the Environment and Infrastructure Code (**Section 10.24**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Environment and Infrastructure Code (**Section 10.25**).

10.23 Compliance with the Environment and Infrastructure Code

- (1) For assessable development, compliance with the Environment and Infrastructure Code is achieved when development is consistent with the specific outcomes in **Section 10.25**.
- (2) For self assessable development, compliance with the Environment and Infrastructure Code is achieved when development is consistent with the acceptable solutions in **Table 10-6**.

10.24 Overall Outcomes for the Environment and Infrastructure Code

- (1) The overall outcome is the purpose of the Environment and Infrastructure Code.
- (2) The overall outcomes sought for the Environment and Infrastructure Code are:

Development will:

- (a) Be provided with appropriate levels and standard of infrastructure including roads (internal and external), water (where available), power, stormwater management, sewerage (where available) carparking and access;
- (b) Maintain a high standard of environmental amenity;
- (c) Protect surface water, groundwater and air quality
- (d) Perform according to appropriate environmental standards including for Noise, Air Quality, Emissions, Lighting, Energy efficiency, Waste Management; and
- (e) Provide for non-discriminatory access.

10.25 Specific Outcomes and Probable and Acceptable Solutions for the Environment and Infrastructure Code

- (1) The specific outcomes sought for the Environment and Infrastructure Code are included in Column 1 of **Table 10-6** and the acceptable solutions / probable solutions are in Column 2 of **Table 10-6**.

Specific Outcomes and Probable and Acceptable Solutions for Environment and Infrastructure Code

Table10-6

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|--|
| Landscaping and Vegetation Management | |
| Assessable Development | |
| <p>O1. Landscaping and vegetation management is undertaken to:</p> <ul style="list-style-type: none"> (i) soften the visual impact of development; (ii) enhance the visual appearance of development; (iii) provide shade; (iv) enhance on-site stormwater infiltration; (v) screen unsightly development and activities from public view; (vi) effectively integrate existing environmental features; (vii) form linkages to public spaces such as parks, open space, wildlife corridors; and (viii) prevent erosion. <p>Note: Stabilisation of slopes greater than 5% is undertaken where vegetation has been removed.</p> | <p>S1. No solution specified</p> |
| Self Assessable and Assessable Development | |
| <p>O2. Landscaping is designed to prevent encroachment upon electricity supply infrastructure</p> | <p>S2.1 Landscaping near electricity supply lines or substations, are designed and developed so that any vegetation at maturity or landscaping structures or works will not exceed 4.0m in height on land:</p> <ul style="list-style-type: none"> (i) in an electric line shadow; or (ii) within 5m of an electric line shadow; or (iii) within 5m of a substation boundary <p>S2.2 Elsewhere, vegetation is planted in a position that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum height at maturity of vegetation;</p> <p>S2.3 On land adjoining an electricity substation boundary, the vegetation foliage at maturity will not be within 3m of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p> |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|---|
| Assessable Development | |
| O3. (i) Weed control practices and plant and equipment cleaning and inspection protocols are implemented to avoid the introduction and spread of weeds along haul routes and delivery points; and (ii) Control of existing declared weeds and pest animals is undertaken prior to the commencement of and during works | S3. Reasonable steps have been taken to ensure that the vehicle or 'thing' being moved by road is free of reproductive material of any Class 1,2 or 3 declared weeds. For example, compliance with the Queensland Guideline for Limiting Weed Seed Spread (DNR 2000). |
| O4. Natural vegetation is maintained. ² | S4. No solution specified |
| O5. Vegetated buffer areas protect the physical and environmental quality of watercourses. Note: A riverine Protection permit under the Water Act 2000 is required for any works involving excavation, placing of fill or destroying vegetation within a watercourse. | S5. Development provides for a 25 m wide vegetated buffer either side of a watercourse. |
| O6. Landscaping works and buffers include provision for access to public utility infrastructure for maintenance and repair work and do not generate a potential safety hazard. | S6. No solution specified |
| Open Space | |
| Assessable Development | |
| O1. Premises are provided with appropriate areas of private and public open space which meets the diverse requirements of the population Note: Further details on each of the outcomes for open space are provided in Landscaping Planning Scheme Policy . | S1. No solution specified |
| O2. Retain predominantly in their natural state, the major components of the natural landscape systems which are important to the landscape quality and environmental functions of the Shire, as part of an integrated and continuous open space system as a Shire wide scale. | S2. No solution specified |

² Assessable development being operational work that is clearing of native vegetation consistent with Schedule 8 of IPA will be assessed under the provisions of the *Vegetation Management Act 1999* and the State code for clearing of vegetation on freehold land.

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|--|
| O3. Provide an open space buffer area which separates and defines the discrete living areas of the Shire and separates these areas from major industrial developments in the Shire. | S3. No solution specified |
| O4. Provide active recreation uses which require large areas, or contiguous lands, consistent with the environmental land values of these areas. | S4. No solution specified |
| O5. Provide for a range of district, neighbourhood and local open space, and recreation opportunities which also interlinks other open space systems and which preserve local drainage systems and areas of environmental value. | S5. No solution specified |
| O6. Protect the integrity and use of the Bicentennial National Trail and ensure development does not sever the Trail . | S6. No solution specified. |
| O7. Enhance and extend the open space and parkland character along the main road system corridors leading into and providing access around the Shire; and to provide buffers between major roads and adjoining urban development. | S7. No solution specified |
| Air Quality (not applicable to Self Assessable Development) | |
| Assessable Development | |
| O1. Emissions and odours from activities are managed to ensure that ambient air quality is maintained. | S1. Emission of dust and odours are managed to ensure ambient air quality is maintained in accordance with the objectives of the Environmental Protection (Air) Policy |
| O2. Air quality objectives and assessments, take into account the cumulative impact on the Gladstone air shed. | S2. No solution specified. |
| Noise | |
| Assessable Development | |
| O1. Noise levels and vibration are within acceptable limits so as not to impinge on the amenity of adjoining land uses, particularly residential uses. ³ | S1. No solution specified. |
| O2. Development adjacent to State controlled roads complies with the Department Main Roads - Road Traffic Noise Management Code of Practice. | S2. No solution specified. |
| O3. Development sensitive to noise impact (such as residential or community uses) proposed to be located: (i) adjacent to State or Council controlled roads which carry heavy vehicle traffic; | S3. No solution specified. |

³ The provisions of the *Environmental Protection Regulation 1998* establish acceptable limits and compliance with those provisions are also required.

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|--|
| <p>(ii) adjacent to rail lines and private roads (including haulage routes) and conveyor routes which are likely to generate intrusive noise;</p> <p>comply with the overall objectives and principles of the Department Main Roads - Road Traffic Noise Management Code of Practice</p> | |
| <p>O4. Noise sensitive development (other than a dwelling house or duplex unit) located within 90m of a rail corridor adopts suitable measures to minimise the impact of rail noise.</p> | <p>S4. No solution specified.</p> |
| Lighting | |
| Assessable Development | |
| <p>O1.1 External lighting is provided in urban areas to ensure a safe environment</p> <p>O1.2. Outdoor lighting does not cause undue disturbance to any person, activity or fauna because of emission, either directly or by reflection.</p> | <p>S1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>S1.2 The vertical illumination resulting from direct, reflected or other incidental light coming from a site does not exceed 8 lux when measured at any point 1.5 m outside of the boundary of the property at any level from ground level up.</p> |
| Operational Works in and around electricity supply infrastructure | |
| Self Assessable and Assessable Development | |
| <p>O1. The excavation, filling or laying of pipes within the vicinity of electricity supply infrastructure will not create potential damage or hazard.</p> <p>Note: Development involving filling, or excavation or laying of metal pipes on land contiguous to electricity supply infrastructure should be referred to the relevant electricity entity for safety advice on the proposed development.</p> | <p>S1.1 Excavation of filling does not occur within:</p> <ul style="list-style-type: none"> (i) 10 metres of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment; (ii) 5 metres of a substation site boundary; (iii) 2 metres of a padmount substation; or (iv) 1 metre of a padmount transformer or an underground cable. <p>S1.2 The laying of metal pipes does not occur within:</p> <ul style="list-style-type: none"> (i) 5 metres of any pole, tower, foundation, ground anchorage or stay supporting electric lines or associated equipment; (ii) 15 metres of any substation site boundary; or (iii) 5 metres of, and parallel to, an electric line shadow. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|--|
| Services and Infrastructure | |
| Self Assessable and Assessable Development | |
| <p>O1. Premises have an adequate, safe and reliable supply of water, including potable water, and is connected, where possible, to an existing reticulated water supply.</p> <p>Note: An acceptable reticulated water supply would include either a fully pressurised or constant flow supply and will not include groundwater.</p> | <p>S1.1 Connection to a Registered Water Service Provider's⁴ reticulated water supply system.</p> <p>S1.2 If connection to a Registered Water Service Provider's⁴ reticulated water supply system is not possible⁵, a potable water supply through on site water tank/s in accordance with Council's Engineering Design and Infrastructure Standards Planning Scheme Policy.</p> |
| <p>O2. Treatment and disposal of waste water ensures:</p> <p>(i) no adverse ecological impacts on the environment, particularly nearby receiving environments including surface waters and ground water</p> <p>(ii) the cumulative impacts of on site waste water treatment is considered in assessing likely environmental impact</p> <p>(iii) the location, site area, soil type and topography is suitable for on site waste water treatment</p> <p>(iv) the reuse of waste water does not contaminate surface water or ground water</p> | <p>S2.1 Connection to Council's reticulated sewerage treatment system.</p> <p>S2.2 Where connection to Council reticulated sewerage system is not possible⁵, and where 20 people or less, compliance with requirements of the DNR& M The Onsite Sewerage Code and AS/NZS 1547:2000.</p> <p>S2.3 Where connection to Council reticulated sewerage system is not possible⁵ and where there are more than 20 people, no solution specified.</p> <p>Note: Where on-site effluent disposal is to be provided, development is to be in accordance with Council's On-Site Effluent Disposal Planning Scheme Policy.</p> |
| <p>O3. Electricity supply network and telecommunications service connections are provided to the site and are connected prior to the commencement of any use of the site</p> | <p>S3. No solution specified</p> |
| Major Infrastructure | |
| Assessable Development | |
| <p>O1. The operational and expansion requirements of major infrastructure (existing and planned such as significant roads which carry industrial or heavy vehicular traffic, power transmission corridors, gas pipeline corridors, rail corridors, airport, marina, ferry terminals, Strategic Port Land, planned future transport routes) are protected from constraints of inappropriate development.</p> | <p>S1. No solution specified</p> |
| <p>O2. Protect the ongoing operations of the port and access to the port as the principal service infrastructure for the major industries of the Shire and the region.</p> | <p>S2. No solution specified.</p> |

⁴ A Registered Water Service Provider is as defined in the Water Act 2000. eg. Calliope Shire Council, Gladstone Area Water Board.

⁵ The term 'not possible' will not necessarily include financial reasons.

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|---|
| Community Infrastructure | |
| Assessable Development | |
| O1. Premises comprising Community Infrastructure, as identified in Part 12, Schedule 6, are protected from the encroachment of land use activities that may impact on the operational or future development requirements. | S1. No solution specified. |
| Car Parking and Access | |
| Self Assessable and Assessable Development | |
| O1. Premises are provided with: <ul style="list-style-type: none"> (i) adequate vehicle parking spaces to satisfy the anticipated requirements of the activity; (ii) Safe and efficient access and manoeuvring areas to meet the anticipated volume and type of traffic; (iii) Large vehicles are able to enter and leave the site without prejudicing the safety and efficiency of the road; (iv) Access driveways are located and designed to minimise conflicts with traffic and pedestrians; and (v) Vehicle crossings from the carriageway to the frontage of the site are constructed and finished to appropriate standards for the expected volume and type of traffic generated by activities on the site. | S1.1 Vehicle parking on the site is in accordance with the rates specified in Part 12 Schedule 2. S1.2 Vehicles are able to enter and exit the site (with the exception of dwelling house and duplex) in a forward gear. S1.3 Engineering standards comply with the requirements of Councils Engineering Design and Infrastructure Standards Planning Scheme Policy |
| Assessable Development | |
| O2. Access driveways, manoeuvring, loading and unloading areas, and parking areas are designed to ensure: <ul style="list-style-type: none"> (i) a gradient appropriate for the type of vehicles; (ii) effective drainage and sealed surface; (iii) clearly marked and signed spaces (iv) convenience and safety for drivers and pedestrians; and (v) adequate dimensions to meet user requirements, including access and egress for emergency vehicles. | S2. No solution specified. |
| O3. Roads providing access to premises are constructed to a standard that is adequate for the traffic type and volume likely to be generated by the activities on the site. | S3. External roadworks are provided and constructed in accordance with the Engineering Design and Infrastructure Standard Planning Scheme Policy. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|--|
| Note: Any works on a State controlled road will require the approval of the DMR and will be designed and constructed to the standards established in the Main Roads Planning and Design Manual. | |
| O4. The location and construction of roads have minimal impact on sensitive environments and which are susceptible to adverse impact of ongoing use and maintenance. | S4. Roads providing access to coastal areas, except where absolutely necessary, provide vehicular access to rather than along the coast at locations that are convenient, have low environmental sensitivity and avoid areas that increase storm tide hazard. Note: Where a proposed development is likely to have a measurable impact on transport, access and services, the issues raised in the Transport, Access and Services Planning Scheme Policy should be addressed as part of supporting material accompanying a Development Application. |
| O5. Footpaths adjacent to the premises are paved in durable and stable materials matching any adjacent development for the full width and length of all road frontages. | S5. No solution specified. |
| O6. Where car parking is provided at ground level, such area is shaded and landscaped at the rate of at least one mature shade tree for every eight car parking spaces. | S6. No solution specified |
| O7. Premises provide safe and functional: (i) Pedestrian and cycleway environment; and (ii) Pedestrian and walkway facilities. | S7. No solution specified. |
| Flood and Storm Surge | |
| Self Assessable and Assessable Development | |
| O1. Premises subject to risk of inundation or damage through flood or storm surge are provided with appropriate flood and storm surge immunity to reduce potential property damage and to ensure public safety. Note: These provisions apply to areas not included in the Flood & Inundation Management Overlay Code. | S1.1 Development is sited on land that would not be subject to flooding during a 1% AEP flood and storm surge event; or S1.2 Development complies with the provisions of the Flooding and Inundation Planning Scheme Policy in regard to protection from flood and storm surge. |
| Assessable Development | |
| O2. Development does not result in adverse impacts for the safety of people or the capacity to use land within a floodplain and does not involve: (i) any physical alteration to a watercourse; or (ii) net filling of 50 cubic m or (iii) the proposed works either: (A) avoid any reductions of on site flood storage capacity and contain within the subject site any changes in depth/duration/velocity of flood waters of all floods up to and including a 1% AEP flood event; or | S2. No solution specified. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|---|
| (B) do not change the flood characteristics at the 1% AEP flood event outside the subject site in ways that result in: <ul style="list-style-type: none"> (a) loss of flood storage; (b) loss of/changes to flow paths; (c) acceleration or retardation of flows; or (d) any reduction of flood warning times elsewhere on the floodplain. | |
| Stormwater and Water Quality Management | |
| Assessable Development | |
| O1. Management of surface water on the premises, including any discharge from the premises, should not impact on the quality of receiving waters or adjacent users of the resource | S1. Quality of receiving waters is maintained. |
| O2. Development includes best practice environmental management measures appropriate to the site at design, construction and management phases that achieve runoff velocities and water quality levels that prevent significant erosion and maintain the quality of receiving waters (including groundwater) as follows: <ul style="list-style-type: none"> (i) stormwater quality improvement devices optimise the interception and removal of water borne pollutants (ie contaminant control measures to remove waste from stormwater; (ii) velocity reduction measures including the maintenance and re establishment of native vegetation in drainage, riparian and foreshore areas; (iii) retention of natural drainage patterns; (iv) stabilisation of exposed surfaces through sediment fencing, erosion protection (matting or vegetation), vegetation buffers or retention, temporary sediment basins or other controls as appropriate. | S2.1 The drainage network design complies with the Engineering Design and Infrastructure Standards Planning Scheme Policy. S2.2 Compliance with "Soil Erosion and Sedimentation Control Guidelines" (Institute of Engineers Australia 1996). S2.3 Development includes velocity reduction measures including the maintenance and re-establishment of native vegetation in drainage riparian and foreshore areas. S2.4 Provide filtering of nutrients and settling of sediment prior to surface runoff entering watercourses. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|---|
| <p>O3. Watercourses, coastal wetlands and beaches are protected from point source and non–point source stormwater discharges by:</p> <ul style="list-style-type: none"> (i) adequate filtering of nutrients and settling of sediment prior to surface runoff entering watercourses, coastal wetlands and beaches; and (ii) maintaining natural drainage lines to subdivisions and including such areas in open space thereby allowing for natural drainage and the linking of open space areas. | <p>S3. No solution specified</p> |
| <p>O4. The release of stormwater into partially or full enclosed systems with low water exchange rates such as coastal wetland, lagoons or coastal estuaries is avoided by utilising:</p> <ul style="list-style-type: none"> (i) recycling of waters (ii) reuse after treatment; and (iii) alternative discharge points. | <p>S4. No solution specified</p> |
| <p>O5 Where the use of groundwater is essential to the development of areas of less than 10 hectares, the cumulative effect of groundwater use in the area is shown to be sustainable in terms of quality and quantity.</p> <p>Note: Compliance can be shown by a report by a qualified professional demonstrating that the level of use of groundwater will not result in ingress of seawater, acidification or other loss of quality</p> | <p>S5. No solution specified.</p> |
| Waste Management | |
| Assessable Development | |
| <p>O1. All wastes are contained and discharged to a sewer or removed from the site for treatment and disposal to an approved facility</p> | <p>S1. No solution specified.</p> |
| <p>O2. Site drainage is detained and treated for the removal of sediments and gross pollutants prior to the release to the environment.</p> <p>Note: Refer to the <i>Environmental Protection Policy (Water) 1997</i>.</p> | <p>S2. No solution specified</p> |
| <p>O3. The design, treatment and disposal of liquid wastes is in accordance with the standards set in the Engineering Design and Infrastructure Standards Planning Scheme Policy</p> | <p>S3. No solution specified</p> |
| <p>O4. Sealed impervious areas are provided with receptors for spills and contamination to be treated or removed off-site in accordance with the standards set in the Engineering Design and Infrastructure Standards Planning Scheme Policy.</p> | <p>S4. No solution specified</p> |

| Column 1 | | Column 2 | |
|-------------------------------|--|---------------------------------|-----------------------|
| Specific Outcomes | | Probable & Acceptable Solutions | |
| O5. | Stormwater drainage from a high frequency storm event over the site is treated for the removal of sediments, gross particulates and oily residues prior to the release to an approved point of discharge.. | S5. | No solution specified |
| O6. | Activities involving hazardous substances are located, designed and operated to ensure that discharges to waters maintain water quality | S6. | No solution specified |
| O7. | All loading, unloading and garbage bins and other storage areas are located and screened so as not to be visible to the public and also to minimise nuisance from noise. | S7. | No solution specified |
| Coastal Management | | | |
| Assessable Development | | | |
| O1 | <p>Infrastructure is designed, located and constructed to:</p> <ul style="list-style-type: none"> (i) Avoid locating in areas located in areas identified on the Coastal Management and Biodiversity Overlay Plans except where there is a net benefit to the State as a whole; (ii) Minimise adverse impacts on coastal wetlands, particularly in relation to hydrology, disturbance of habitat and surface water flow, through appropriate engineering (ie culverts, exclusion fencing, bridges and pylons); and (iii) Rural infrastructure such as dams are located, constructed and maintained to ensure no adverse impacts on coastal resources. | S1. | No solution specified |

| Column 1 | | Column 2 | |
|---|---|---------------------------------|--|
| Specific Outcomes | | Probable & Acceptable Solutions | |
| O2 | Where land is abutting shorebird habitat areas development is consistent with protection of the use of the habitat by shorebirds. In particular: <ul style="list-style-type: none"> (i) A vegetated buffer is maintained to prevent conflict; (ii) Public access is managed; (iii) Operational or building works are avoided during September and April; and (iv) Only native endemic species are planted. | S1. | No solution specified. |
| O3 | Premises within 500m of a turtle nesting beach are of a scale and design that protects the value of the rookery to turtle breeding. In particular: <ul style="list-style-type: none"> (i) Maintain a vegetated areas adjacent to the beach free of any development; (ii) Ensure lighting does not spill into beach areas; (iii) Maintain a buffer of a minimum of 200m adjacent to high density turtle nesting areas; (iv) Manage public access; and (v) Lighting including street lighting is no higher than the buffering vegetation and is turned away from the beach or lighting with characteristic wavelengths that do not affect turtles. | | |
| Resource Efficiency | | | |
| Self Assessable and Assessable Development | | | |
| O1. | Minimise the climatic environmental impact on adjoining properties through effective design and orientation of buildings | S1. | Buildings cast shadows over less than 30% of an adjoining residential lot between the hours of 9:00 a.m. and 3:00 p.m. on 22 June. |
| Assessable Development | | | |
| O2. | Minimise the consumption and waste of resources through effective design and operations, incorporating sustainability principles into development. Such principles also includes energy efficiency. | S2. | No solution specified |

| Column 1 | | Column 2 | | |
|--|--|--|---|--|
| Specific Outcomes | | Probable & Acceptable Solutions | | |
| Good Quality Agricultural Land Management | | | | |
| O6 | Where development likely to result in the establishment of new activities / uses is proposed within 300 m of land identified as Good Quality Agricultural Land on the Guideline Map 1 "Agricultural Land Classes Calliope Shire" and Guideline Map 2 "Agricultural Land Classes for Central Queensland Coast Horticultural Lands Project" and is utilised for agricultural production, a buffer to the GQAL is included on the subject site. | S6 | Buffers are included on a site where new uses / activities occur within 300 m of land identified as Good Quality Agricultural Land on the Guideline Map 1 "Agricultural Land Classes Calliope Shire" and Guideline Map 2 "Agricultural Land Classes for Central Queensland Coast Horticultural Lands Project" in accordance with the following. | |
| | | Activity or output | Minimum default distance (m) | Minimum design distance with buffer (m) |
| | | Agricultural Chemical Spray Drift | 300 m open space | 40 m vegetated buffer |
| | | Intermittent odour (>88 hrs/yr) | 500 m | 500 m |
| | | Intermittent noise as defined in planning guidelines | 60 m day / 1000 m night | 15 m day / 250 m night |
| | | Long term noise (.50 hrs/yr) | 500 m day / 1000 m night | 120 m day / 1000 m night |
| | | Dust, smoke and ash | 150 m | 40 m |

Division 7 - Estate Sales & Display Home Code

10.26 Application

The Estate Sales and Display Home Code applies to the whole of the Calliope Shire and is applicable to development for the purposes of Estate Sales and Display Home.

10.27 Estate Sales & Display Home Code

- (1) The provisions of this division comprise the Estate Sales & Display Home Code are as follows:
 - (a) Compliance with the Estate Sales & Display Home Code (**Section 10.28**);
 - (b) Overall Outcomes for the Estate Sales & Display Home Code (**Section 10.29**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Estate Sales & Display Home Code (**Section 10.30**).

10.28 Compliance with the Estate Sales & Display Home Code

- (1) Compliance with the Estate Sales & Display Home Code is achieved when development is consistent with the specific outcomes in **Section 10.30**.
- (2) For self-assessable development, compliance with the Estate Sales & Display Home Code is achieved when development is consistent with the acceptable solutions in **Table 10-7**.

10.29 Overall Outcomes for the Estate Sales & Display Home Code

- (1) The overall outcome is the purpose of the Estate Sales & Display Home Code.
- (2) The overall outcomes sought for the Estate Sales & Display Home Code are the following:
 - (a) Estate Sales & Display Home facilities are available to facilitate the sale of homes and land;
 - (b) Estate Sales & Display Home are able to co-locate sales offices with new land or residential development without disrupting the residential amenity and desired character of the locality; and
 - (c) The operation of an Estate Display & Sales facilities is clearly of a temporary duration.

10.30 Specific Outcomes and Probable and Acceptable Solutions for the Estate Sales & Display Home Code

The specific outcomes sought for the Estate Sales & Display Home Code are included in Column 1 of **Table 10-7** and the acceptable solutions / probable solutions are in Column 2 of **Table 10-7**.

Specific Outcomes and Probable and Acceptable Solutions for Estate Sales & Display Home Code

Table 10-7

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 |
|--|--|
| Specific Outcomes | Probable & Acceptable Solutions |
| Building Scale and Intensity | |
| Self Assessable and Assessable Development | |
| O1. The scale, intensity and height of buildings: <ul style="list-style-type: none"> (i) respect the character and amenity of the locality; (ii) maintain an appropriate human scale; (iii) contribute to the overall streetscape; and (iv) minimum setbacks applicable to the particular requirements of a residential building. | S1. Buildings have, unless otherwise specified in the relevant Locality code: <ul style="list-style-type: none"> (i) a height of no greater than 8.5m above ground level at the principal road frontage; and (ii) a maximum site coverage of 50% unless the facility forms part of a residential building which is to be later sold as such. |
| Landscaping | |
| Assessable Development | |
| O1. Premises are suitably screened and landscaped to protect the visual and acoustic privacy of adjoining land. <ul style="list-style-type: none"> (i) For a Display Home landscaping with suitable species is provided on the site which has a minimum width of 2m to the frontage of the site and for the site overall, generally accords with the landscaping normally provided within a residential building of the type on display. (ii) A 1.8 m high screen fence is provided to all side and rear boundaries of the site that adjoin existing dwelling units of a type normally used for residential housing. | S1. No solution specified. |
| Advertising Signs | |
| Self Assessable and Assessable Development | |
| O1. Premises have signs that are compatible with development in the locality. | S1.1 Advertising signs do not exceed a total display area of 3 m ² for the display home or estate sales office site. S1.2 Bunting, flashing, animated or rotating signs and floodlighting is not provided on the site. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|---|
| Location and Future Use | |
| Self Assessable and Assessable Development | |
| O1. The facility provides a service to one specific land development. | S1. The sales or display facility is co-located with the land or building development it promotes by being situated on the same or an adjoining site. |
| O2. Display Homes are capable of reverting to residential uses consistent with the locality or otherwise removal at cessation of the use. | S2. No solution specified |
| Operations | |
| Self Assessable and Assessable Development | |
| O1. The use of premises for a display or office facility is limited to protect the future amenity of the surrounding area and avoid any prejudice to the future development of the area. | S1. Premises operate for a maximum 2 years from date of commencement of the use. |
| O2. The number of employees on the premises does not have an adverse effect on adjoining land. | S2. Not more than two (2) employees are engaged in the operation of the use at any one time. |
| O3. The hours of operation of the Display Home or Estate & Agency Office maintains the amenity of adjoining residential development. | S3. The facility operates only between 9:00 a.m. and 8:00 p.m. on any day except for Sunday where it operates between 9:00 a.m. and 1:00 p.m. |

Division 8 - Home Occupation & Home Business Code

10.31 Application

The Home Occupation and Home Business Code applies to the whole of the Calliope Shire and is applicable to development for the purposes of Home Occupation and Home Business.

10.32 Home Occupation & Home Business Code

- (1) The provisions of this division comprise the Home Occupation & Home Business Code. They are:
 - (a) Compliance with the Home Occupation & Home Business Code (**Section 10.33**);
 - (b) Overall Outcomes for the Home Occupation & Home Business Code (**Section 10.34**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Home Occupation & Home Business Code (**Section 10.35**).

10.33 Compliance with the Home Occupation & Home Business Code

- (1) For assessable development, compliance with the Home Occupation & Home Business code is achieved when development is consistent with the specific outcomes in **Section 10.35**.
- (2) For self assessable development, compliance with the Home Occupation & Home Business Code is achieved when development is consistent with the acceptable solutions in **Section 10.35** in **10-8**.

10.34 Overall Outcomes for the Home Occupation & Home Business Code

- (1) The overall outcome is the purpose of the Home Occupation & Home Business Code.
- (2) The overall outcomes sought for the Home Occupation & Home Business Code are the following:
 - (a) the establishment and operation of Home Occupations & Home Businesses is compatible with the residential amenity of a locality;
 - (b) the scale and intensity of the use is appropriate to the residential setting such that there is minimal disruption to residential amenity; and
 - (c) the nature of the activities on the premises are in keeping with the residential character of the surrounding area.

10.35 Specific Outcomes and Probable and Acceptable Solutions for the Home Occupation & Home Business Code

The specific outcomes sought for the Home Occupation & Home Business Code are included in Column 1 of **Table 10-8** and the acceptable solutions / probable solutions are in Column 2 of **Table 10-8**.

Specific Outcomes and Probable and Acceptable Solutions for the Home Occupation & Home Business Code

Table 10-8

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 |
|---|---|
| Specific Outcomes | Probable & Acceptable Solutions |
| Nature, Scale and Intensity of Activity | |
| Self Assessable and Assessable Development | |
| <p>O1. The Home Occupation or Home Business is compatible with the residential character of the area by maintaining the residential appearance of the street and the visual amenity of the area.</p> | <p>S1.1 For a Home Occupation, the activity:</p> <ul style="list-style-type: none"> (i) is carried out within a dwelling unit; (ii) does not exceed 30% of the total floor area of the dwelling unit; and (iii) is only carried out by permanent residents of the dwelling unit. <p>S1.2 For a Home Business, the activity:</p> <ul style="list-style-type: none"> (i) is carried out within a residential dwelling unit or in a separate building within the curtilage of that dwelling unit but on the same land; (ii) does not exceed 50% of the total gross floor area of the dwelling unit or 150m² total area; and (iii) is carried out by a permanent resident of the dwelling unit and does not employ more than two (2) persons who are not permanent residents of the dwelling unit. |
| <p>O2. Activities conducted on the site area are:</p> <ul style="list-style-type: none"> (i) compatible with the surrounding residential land use of the area and does not interfere with the amenity of the neighbourhood as a result of lighting, noise, radio or electrical interference, odours, vibration emissions or waste; and (ii) do not impose greater requirement on any public utility than would be reasonable from the same residential use of the premises. | <p>S2.1 Activities on the premises do not involve the:</p> <ul style="list-style-type: none"> (i) display of goods ; (ii) hiring out of any item; (iii) repairing, servicing, cleaning or loading of motor vehicles; or. <p>S2.2 In addition for a Home Business, all plant, equipment or machinery is stored in a shed or similar enclosure and screened from adjoining properties by a solid fence at least 1.8m high.</p> |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|--|
| O3. The hours of operation are in keeping with the residential environment such that nearby residents are not unduly disturbed. | S3 For a Home Occupation or a Home Business, activities are conducted only between the hours of: (i) 7:00 a.m. to 7:00 p.m. on week days; and (ii) 8:00 a.m. to 1:00 p.m. on Saturdays. |
| O4. The operations and activities are safe for employees, occupants and neighbours. | S4 No solution specified. |
| O5. Premises do not generate traffic greater than reasonably expected in the surrounding residential area by: (i) maintaining the low traffic flows in the residential street; (ii) maintaining low demand for kerbside parking in the residential street such that it would lead to a shortage of kerbside spaces at any time. | S5.1 For a Home Occupation, the activity involves: (i) the parking of no more than 1 additional vehicle on the premises or any street frontage to the premises at any one time; (ii) commercial deliveries are limited to vehicles of less than 2.5 tonnes gross weight and delivery by such vehicles to the premises of no more than one delivery per week. S5.2 For a Home Business, the activity: (i) increases traffic flows in the residential street by no more than 10 vehicular trips to and from the site per day; and (ii) involves only occasional visits of delivery vehicles exceeding 2.5 tonnes in weight. |
| Advertising Signs | |
| Self Assessable and Assessable Development | |
| O1. Signage on the premises is small and unobtrusive. | S1.1 For a Home Occupation, only one sign is provided on the site which: (i) has a maximum face area of 0.3 m ² ; (ii) is not illuminated; and (iii) contains only the name of the person carrying out the activity, the name of the business and the type of business. S1.2 For a Home Business, only one sign is provided on the site which: (i) has a maximum face area of 0.5 m ² ; (ii) is not illuminated; and (iii) contains only the name of the person carrying out the activity, the name of the business and the type of business. |

Division 9 - Industry Code

10.36 Application

The Industry Code applies to the whole of the Calliope Shire and is applicable to all industrial development and to all development within the Local Industry Zone, Major Industry Zone and Major Infrastructure Zone.

10.37 Industry Code

- (1) The provisions of this division comprise the Industry Code. They are:
 - (a) Compliance with the Industry Code (**Section 10.38**);
 - (b) Overall Outcomes for the Industry Code (**Section 10.39**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Industry Code (**Section 10.40**).

- (2) For the purposes of this code the following terms have the specific meaning assigned to them:
 - (a) “**local industry**” means those uses listed in Column 2 of the table below; and
 - (b) “**major industry**” means those uses listed in Column 1 of the table below.

| Column 1 – Major Industry | Column 2 – Local Industry |
|--|---|
| Concrete Batching Plant | Local Industry |
| Mining | Contractors Depot |
| Fuel Depot | |
| Major Infrastructure | |
| Major Industry | |
| Noxious Offensive or Hazardous Industry | |
| Any of the following where conducted on a premises more than 2,000 m ² GFA: | Any of the following where conducted on a site of 2,000 m ² GFA or less: |
| Marina | Marina |
| Storage Depot | Storage Depot |
| Vehicle Repair Station | Vehicle Repair Station |
| Vehicle Machinery Sales and Hire | Vehicle Machinery Sales and Hire |
| Warehouse | Warehouse |
| Waterfront Industry | Waterfront Industry |

10.38 Compliance with the Industry Code

- (1) For assessable development, compliance with the Industry Code is achieved when development is consistent with the specific outcomes in **Section 10.40**.

- (2) For self assessable development, compliance with the Industry Code is achieved when development is consistent with the acceptable solutions in **Table 10-9 and Table 10-10**.

10.39 Overall Outcomes for the Industry Code

- (1) The overall outcome is the purpose of the Industry Code.

- (2) The overall outcomes sought for the Industry Code are the following:
- (a) provide for a range of activities to provide for sustainable economic development for the Shire;
 - (b) establish and operate industrial activity on premises within the Local Industry Zone, Major Industry Zone and Major Infrastructure Zone that is compatible with the desired outcomes for the locality;
 - (c) locate industrial uses in preferred industrial areas as identified in the Locality Plans;
 - (d) protect adjoining residential activities from the effects of industrial development;
 - (e) protect preferred industrial areas from inappropriate non-industrial development which would impede their operations and expansion requirements, and especially transport corridors; and
 - (f) maintain the quality of the surrounding environment by operating in accordance with acceptable environmental management standards for both the construction and operational phases of the use in respect of:
 - (i) management of acid sulfate soils, soil erosion and sedimentation control, and possibly contaminated land;
 - (ii) management of environmental and operational risks and hazards; and
 - (iii) the protection of air quality, water quality and the acoustic environment.

10.40 Specific Outcomes and Probable and Acceptable Solutions for the Industry Code

The specific outcomes sought for the Industry Code are included in Column 1 of **Table 10-9** and the acceptable solutions / probable solutions are in Column 2 of **Table 10-9 and Table 10-10**.

Specific Outcomes and Probable and Acceptable Solutions for the Industry Code

Table 10-9

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 |
|---|--|
| Specific Outcomes | Probable & Acceptable Solutions |
| Site Suitability | |
| Self Assessable and Assessable Development | |
| <p>O1. Each site has sufficient area and dimensions to accommodate the following:</p> <ul style="list-style-type: none"> (i) the building or buildings and associated storage areas (e.g. stockpiles); (ii) associated car parking areas located in a safe area; (iii) on site movement of delivery and service vehicles; (iv) buffering of sensitive land uses and landscaping; (v) any environmentally significant land; (vi) vehicle access; and (vii) transportation infrastructure. | <p>S1. Premises for the following uses has a minimum site area and frontage as follows:</p> <ul style="list-style-type: none"> (i) Mining Industry 1 hectare including sufficient land for a 20 m wide buffer along all site boundaries; (ii) Noxious, Offensive or Hazardous Industry 1 hectare including sufficient land for a 20 m wide buffer along all site boundaries; (iii) Machinery and Transport Depot, Major Industry and Rural Industry; 4,000 m² including sufficient land for 5 m buffer along all site boundaries and a 40 m road frontage; (iv) Other uses in the Major Industry Zone and Major Infrastructure Zone 4,000 m² site area including sufficient land for a 10 m wide buffer along all site boundaries and a 40 m road frontage; and (v) Other Uses in the Local Industry Zone where located on other than a major road, 1,000 m² and a 20 m frontage; or where located on a major road (being an arterial or sub-arterial road), 1,600 m² and a 40 m frontage. <p>Note: Please refer to Council's Assets Register for a description of the Council's Road Hierarchy</p> |

| Column 1 | Column 2 |
|--|--|
| Specific Outcomes | Probable & Acceptable Solutions |
| Assessable Development | |
| O2. Industrial uses are situated on land which is: <ul style="list-style-type: none"> (i) appropriate for the nature of the particular activity; (ii) physically suitable for the particular activity; and (iii) able to be serviced with an appropriate range of infrastructure; and (iv) on flat or gently sloping with a gradient generally less than 5%. | S2. No solution specified. |
| Building Setbacks | |
| Self Assessable and Assessable Development | |
| O1. Industrial uses are setback from the road frontage to maintain the character of the area and to achieve an attractive streetscape. | S1.1 Premises have a minimum setback to the road frontage of the site for all buildings and structure of: <ul style="list-style-type: none"> (i) 10 m for land on a sub-arterial or arterial road; and (ii) 6 m for land on a road other than a sub-arterial or arterial road. S1.2 Premises for Mining purposes have buildings set back at least 20 m from any road. Note: Please refer to Council's Assets Register for a description of the Council's Road Hierarchy |
| O2. Industrial uses are situated within a lot so as to: <ul style="list-style-type: none"> (i) maintain adequate buffers to sensitive land; and (ii) maintain acceptable levels of public safety and risk. | S2. Buildings and structures are setback a minimum of 6 m from any sensitive land (Residential Zone, Rural Residential Zone, Village Zone, Open Space & Recreation Zone, Conservation Zone and Community Purposes Zone.) |
| Building Scale and Appearance | |
| Self Assessable and Assessable Development | |
| O1. Industrial buildings visually complement the area and are appropriate to the scale, design and character of other industrial buildings in the surrounding area. | S1.1 Buildings and structures have a maximum height of 2 storeys above a ground storey (or 11.0 m) where in the Local Industry Zone. S1.2 Subject to any overlay code, buildings and structures in the Major Industry Zone and Major Infrastructure Zone are of any height. S1.3 Site coverage does not exceed 70% of the site area. S1.4 The office space of a premises is sited and orientated towards the road frontage of a site. S1.5 The main entry to a premises is easily identifiable, and directly accessible from the street with a clearly defined entrance point. |

| Column 1 | Column 2 |
|---|--|
| Specific Outcomes | Probable & Acceptable Solutions |
| O2. Open storage areas are adequately screened so as not to detract from the visual amenity of the area. | S2.1 Outdoor storage areas are situated in locations not visible from the street. S2.2 A 1.8 m solid screen fence is located around storage areas. |
| O3. Industrial development in rural locations are sympathetic to the setting and the rural landscape. (An example is that buildings and structures are painted in colours of earth tones.) | S3. No solution specified. |
| Car Parking and Access | |
| Assessable Development | |
| O1. Access to industrial development is designed and constructed with safe ingress and egress of vehicles to the site. | S1. Access to industrial sites is designated as follows: (i) only one vehicle access point is provided to the site; (ii) a vehicle access point is at least 10 m to an intersecting street when the driveway is on the same side of the street; and (i) a minimum sight distance of 110 m is provided in either direction to an access point. |
| O2. Internal driveways have sufficient width to adequately cater for the nature of the traffic envisaged. | S2. Internal driveway widths are: (i) 6 m for local industry; (ii) 9 m for major industry. |
| O3. Industrial uses are safely and efficiently serviced by an adequate road network. Note: Please refer to Council's Assets Register for a description of the Council's Road Hierarchy | S3.1 Major industries are located on an arterial or sub-arterial road. S3.2 Local industries are located on road where the road does not front residential or other sensitive uses. S3.3 Industrial development that generates articulated vehicle movements are located: (i) along arterial, sub-arterial roads; or (ii) collector roads where such roads do not front residential or other sensitive land. |
| Landscaping | |
| Assessable Development | |
| O1. Landscaping is provided to: (i) soften the visual impact of the land use and / or associated building(s) from the street and adjoining land use activities; and (ii) be an appropriate scale relative to the street reserve width and height and bulk of buildings and structures on the premises; Note: Please refer to Council's Assets Register for a description of the Council's Road Hierarchy | S1.1 Premises incorporate a landscaped area along the entire frontage of the site, except for the accessway, with a minimum width of: (i) 5 m along an arterial road; and (ii) 3 m along any other road which is the principal site frontage. S1.2 A minimum of 10% of the site of any industrial site is landscaped. S1.3 Buildings and structures of 2 storeys or more in height are complemented by species that attain a mature height of at least 10 m. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|--|
| | <p>S1.4 For any carpark containing more than 5 spaces, one tree is provided per 6 car parking spaces within the car parking area.</p> <p>S1.5 A landscaped strip not less than 3 m in width is provided between a car park and a road frontage and 1.5 m between a car park and an adjoining property.</p> |
| Hazard and Risk | |
| Assessable Development | |
| O1. Industrial development and operations do not present hazards which lead to unacceptable risks to public safety. | S1. No solution specified |
| Quarrying Activities | |
| Assessable Development | |
| O1. The recovery of quarry materials is undertaken in a safe, efficient and environmentally sensitive manner by: <ul style="list-style-type: none"> (i) incorporating adequate controls to protect existing environmental conditions; and (ii) maintaining public safety from the impacts of traffic, blasting, dust, vibration and related effects. | S1. No solution specified. |
| O2. Quarrying activities include the staged rehabilitation of the site to a state that is similar to the original condition of the land such that the site: <ul style="list-style-type: none"> (i) is safe, clear of contamination; (ii) provides an acceptable degree of visual amenity; and (iii) is suitable for alternative land uses. | S2. No solution specified |
| O3. Quarrying industry activities conducted within a designated watercourse will: <ul style="list-style-type: none"> (i) avoid stream bank erosion and instability; (ii) maintain water quality and values of existing watercourses; and (iii) avoid loss of riparian habitat. | S3. No solution specified |
| Air Quality Maintenance | |
| Assessable Development | |
| O1. All activities maintain the air quality and consequently, public health standards by providing: <ul style="list-style-type: none"> (i) adequate physical measures for removing pollutants from emissions prior to discharge to the atmosphere; | S1. No solution specified. |

| Column 1 | Column 2 |
|--|---------------------------------|
| Specific Outcomes | Probable & Acceptable Solutions |
| <ul style="list-style-type: none"> (ii) adequate physical measures for reducing the temperature gradient between emissions and the atmosphere prior to discharge; and (iii) effective operational systems, including monitoring systems for major industry and major infrastructure, which maintain ambient air quality in accordance with acceptable standards; (iv) premises which create thermal, gaseous or particulate emissions are located, designed and operated in a manner which protects the amenity of any surrounding urban areas; (v) external storage, parking, loading and access areas are paved and all other areas not otherwise built on are landscaped to prevent the generation of dust; and (vi) stockpiles are managed to minimise the release of wind blown dust or particulate matter to the atmosphere. <p>Note: <i>Provisions of the Environmental Protection Policy (Air) apply.</i></p> | |

Table 10-10 Extractive Industry

| Specific Outcomes | Acceptable & Probable Solutions |
|--|----------------------------------|
| Assessable Development | |
| <p>O1 Extractive Industry activities will;</p> <ul style="list-style-type: none"> (i) maintain beach and foreshore stability; (ii) maintain the stability of extraction areas; (iii) maintain natural coastal processes, including those that supply sand to beaches, and habitats; (iv) maintain the quality of fisheries, fishing grounds, spawning areas and nursery areas; (v) maintain water quality, groundwater levels, and the local drainage regime of the site and the adjoining areas; (vi) not cause unacceptable risk to existing land uses from coastal hazards; and (vii) not cause unacceptable impacts on coastal resources and their values due to disturbance of contaminated sediments; | <p>S1 No solution specified.</p> |

| Specific Outcomes | | Acceptable & Probable Solutions | |
|------------------------|---|---------------------------------|------------------------|
| Assessable Development | | | |
| O2 | <p>Extractive industry purposes:</p> <p>(i) rehabilitated to provide for the natural ecological processes of the site; or</p> <p>(ii) where rehabilitation is not practical, returned to a condition that prevents adverse impacts on adjacent coastal resources (eg. silt fencing and re-grassing to prevent sediment runoff).</p> | S2 | No solution specified. |
| O3 | Where development for extractive industry purposes is undertaken within a watercourse, the operation does not contribute to increased erosion (in terms of the extraction area and the upstream and downstream environment). | S3 | No solution specified. |
| O4 | Where development for extractive industry purposes is undertaken within a tidal watercourse, sufficient sediment supply is maintained to support coastal ecosystems and processes. | S4 | No solution specified. |
| O5 | Development for extractive industry purposes maintains the coastal habitats including regionally important coastal habitats, beaches and intertidal areas providing habitat for shorebirds and turtles and the diversity of in-stream habitat. | S5 | No solution specified. |
| O6 | <p>Where development for extractive industry purposes is undertaken within the Calliope River, achieve the following desired coastal outcomes:</p> <p>(i) Protection of the coastal habitat values of the Calliope River including its contribution to freshwater flows that sustain the ecosystems of Gladstone Harbour;</p> <p>(ii) Maintenance of natural hydrological flows associated with coastal wetlands, particularly with regards to development of infrastructure.</p> | S6 | No solution specified. |
| O7 | Development for extractive industry purposes involving dredging, has no adverse impacts on seagrass areas. | S7 | No solution specified. |

Division 10 - Open Space & Recreation Code

10.41 Application

The Open Space and Recreation Code applies to the whole of the Calliope Shire and is applicable to development for purposes defined in the use category of "Open Space and Recreation" and to all development within the Open Space and Recreation Zone.

10.42 Open Space & Recreation Code

- (1) The provisions of this division comprise the Open Space & Recreation Code. They are:
 - (a) Compliance with the Open Space & Recreation Code (**Section 10.43**);
 - (b) Overall Outcomes for the Open Space & Recreation Code (**Section 10.44**);
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Open Space & Recreation Code (**Section 10.45**).

10.43 Compliance with the Open Space & Recreation Code

- (1) For assessable development, compliance with the Open Space & Recreation Code is achieved when development is consistent with the specific outcomes in **Section 10.45**.
- (2) For self assessable development, compliance with the Open Space & Recreation Code is achieved when development is consistent with the acceptable solutions in **Section 10.45** in **Table 10-11**.

10.44 Overall Outcomes for the Open Space & Recreation Code

- (1) The overall outcome is the purpose of the Open Space & Recreation Code.
- (2) The overall outcomes sought for the Open Space & Recreation Code are the following:
 - (a) facilities are designed to meet the needs of the community including:
 - (i) both active and passive recreation opportunities;
 - (ii) diversity of types of recreation settings (e.g. formal parks, waterside parks, sportsgrounds and courts, play and picnic parks);
 - (iii) linkages and linear corridors for non-motorised recreation trail networks such as cycleways, pedestrian paths, horse trails; and
 - (iv) linking the open space network.
 - (b) the quality of the surrounding natural environment is maintained; and
 - (c) all activities are compatible with the amenity of the surrounding area.

10.45 Specific Outcomes and Probable and Acceptable Solutions for the Open Space & Recreation Code

The specific outcomes sought for the Open Space & Recreation Code are included in Column 1 of **Table 10-11** and the acceptable solutions / probable solutions are in Column 2 of **Table 10-11** below.

Specific Outcomes and Probable and Acceptable Solutions for the Open Space & Recreation Code

Table 10-11

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 |
|--|---|
| Specific Outcomes | Probable & Acceptable Solutions |
| Function of Open Space Areas | |
| Assessable Development | |
| <p>O1. The recreational opportunities and landscape integrity of the Shire are enhanced and reinforced through providing a diversity of places in which to participate in recreation (eg. Sports grounds, parks, waterside parks, linear corridors for non motorised recreation, and linkages between open space areas).</p> <p>O2. Land developed for open space and recreation is capable of providing for the diversity of recreation and open space needs of the community according to its function within the open space network.</p> <p>Note: One way of showing compliance is to accord with the Landscaping Planning Scheme Policy.</p> | <p>S1. No solution specified.</p> <p>S2. No solution specified.</p> |
| Building Scale and Intensity | |
| Self Assessable and Assessable Development | |
| <p>O1. The scale, intensity and height of buildings:</p> <p>(i) respect and complement the character and amenity of the locality; and</p> <p>(ii) minimise the adverse impacts upon adjoining residential properties.</p> | <p>S1.1 Buildings do not exceed 40% of the site area.</p> <p>S1.2 Buildings are 2 storeys or less in height above natural ground level.</p> |
| Landscaping | |
| Assessable Development | |
| <p>O1. Landscaping is provided to:</p> <p>(i) create opportunities for multiple use of the site; and</p> <p>(ii) soften the visual impact of the land use and / or associated building(s) from the street and adjoining land use activities.</p> <p>(iii) landscaping provides for visual relief using a combination of shrubs, groundcover, native and endemic species wherever possible.</p> | <p>S1.1 Premises incorporate a landscaped area along the entire frontage of the site, except for the accessway, with a minimum width of:</p> <p>(i) 5m along an arterial road; and</p> <p>(ii) 3m along any other road which is the principal site frontage.</p> <p>S1.2 For any carpark containing more than 5 spaces, one tree is provided per 10 car parking spaces within the car parking area.</p> |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|--|
| Advertising Signs | |
| Assessable Development | |
| O1. Places of sport or entertainment are able to employ a wide range of advertising devices, without causing any detrimental impact on the visual appearance of the surrounding local area. | S1. Where advertising signs provided at a major sports and recreation facility are visible from outside the complex, they have the following characteristics: <ul style="list-style-type: none"> (i) only identifies the name of the sporting venue, forthcoming events and directional information; (ii) has less than 20% of the area of the sign devoted to commercial advertising; and (iii) faces onto the major entrance points into the venue and not toward adjoining residential or commercial properties. |
| O2. Any number of advertising signs are provided inside an indoor recreation facility or community hall. <ul style="list-style-type: none"> (i) Any number of advertising signs are provided at a major sports and recreation facility provided these are screened or oriented so that they cannot be viewed from nearby land or adjacent roads. | S2. No solution specified. |
| Premises Abutting a Residential Land Use | |
| Assessable Development | |
| O1. Where premises abuts a residential land use, the siting of buildings and structures: <ul style="list-style-type: none"> (i) make efficient use of the site; (ii) attain a pleasant streetscape (iii) provide a functional pedestrian environment; (iv) avoid or minimise adverse impacts upon adjoining residential properties; and (v) provide a landscaped buffer strip or minimum 3 m in width is provided and maintained within the site on any boundary adjoining the Residential Zone, Rural Residential Zone or Village Zone. | S1. No solution specified. |
| Noise Control | |
| Self Assessable and Assessable Development | |
| O1. Noise levels and vibration are within acceptable limits so as not to impinge on the amenity of adjoining land uses, particularly residential uses. | S1.1 Compliance with the provisions of the Environmental Protection Regulation 1998. S1.2 For Open Space, 63 dB(A)L ₁₀ (12 hour) or less. S1.3 Development adjacent to a State controlled Road complies with the Main Roads Code of Practice for Road Traffic Noise for Parks, Outdoor Education & Recreation Areas. |

Division 11 - Operational Works (Earthworks) Code

10.46 Application

The Operational (Earthworks) Code applies to the whole of the Calliope Shire and is applicable to all development incorporating operational works (earthworks).

10.47 Operational Works (Earthworks) Code

- (1) The provisions of this division comprise the Operational Works (Earthworks) Code are as follows:
 - (a) Compliance with the Operational Works (Earthworks) Code (**Section 10.48**);
 - (b) Overall Outcomes for the Operational Works (Earthworks) Code (**Section 10.49**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Operational Works (Earthworks) Code (**Section 10.50**).

10.48 Compliance with the Operational Works (Earthworks) Code

For assessable development, compliance with the Operational Works (Earthworks) Code is achieved when development is consistent with the specific outcomes in **Section 10.50**.

For self assessable development, compliance with the Operational Works (Earthworks) Code is achieved when development is consistent with the acceptable solutions in **Section 10.50** in **Table 10-12**.

10.49 Overall Outcomes for the Operational Works (Earthworks) Code

- (1) The overall outcome is the purpose of the Operational Works (Earthworks) Code.
- (2) The overall outcomes sought for the Operational Works (Earthworks) Code are the following:
 - (a) Operational works involving filling and excavation does not impact adversely on the site, the surrounding area in terms of the physical services and the environmental, cultural or social values by providing that filling and excavation works:
 - (i) use fill material that is safe and uncontaminated;
 - (ii) maintain the amenity of adjoining land, particularly the visual amenity of residential land;
 - (iii) are located in areas that do not result in increased flooding and drainage problems on upstream and downstream property; and
 - (iv) is undertaken such that soil erosion is properly controlled to avoid unacceptable increased sediment loads into the watercourses.

10.50 Specific Outcomes and Probable and Acceptable Solutions for the Operational Works (Earthworks) Code

The specific outcomes sought for the Operational Works (Earthworks) Code are included in Column 1 of **Table 10-12** and the acceptable solutions / probable solutions are in Column 2 of **Table 10-12**.

Specific Outcomes and Both Probable and Acceptable Solutions for the Operational Works (Earthworks) Code

Table 10-12

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 |
|---|--|
| Specific Outcomes | Probable & Acceptable Solutions |
| Contamination of Land | |
| Assessable Development | |
| O1. The carrying out of any excavation or filling does not contaminate any land. | S1. No contaminated material or acid sulfate soil is used as fill. |
| Infrastructure | |
| Assessable Development | |
| O1. The carrying out of any excavation or filling does not impact upon infrastructure or services on the land. | S1. No solution specified. |
| O2. The carrying out of any excavation or filling maintains the efficiency of the road network and does not adversely impact upon residents or road infrastructure. | S2. No solution specified. |
| O3. The works involve vehicle movements on roads suitable for the level and nature of use proposed as demonstrated in a report prepared to accompany the application. | S3. No solution specified. |
| O4. For filling or excavation of total in excess of 1000m ³ , the following consideration are taken into account: (i) total amount of material to be moved to or from the site; (ii) truck haulage routes; (iii) types of vehicles to be used; (iv) suitability of vehicles to manoeuvre on minor roads; (v) times and numbers of truck movements; (vi) methods of preventing spillage or wind borne materials from leaving vehicles; (vii) methods of prevention, or clean up of material deposited on roads by vehicles leaving and entering the site; (viii) hours of truck operations, desirably limited to 8:00 a.m. to 5:00 p.m. Monday to Saturday; | S4. No solution specified. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|---|
| <ul style="list-style-type: none"> (ix) means of limiting dust emissions to extend beyond the boundary; and (x) haulage to avoid school speed zones when active. <p>Note: The Operational Works (Earthworks) Planning Scheme Policy provides guidance on the details required by Council.</p> | |
| Soil Erosion and Sedimentation Management | |
| Assessable Development | |
| <p>O1. Earthworks prevent any worsening or acceleration of soil erosion on the site, any adjoining land, or land upstream or downstream of the site as a consequence of the work to ensure that:</p> <ul style="list-style-type: none"> (i) environmental values and water quality objectives of receiving waters within or downstream of the proposal are protected or enhanced during the construction, operation and maintenance phases; (ii) the release of sediment-laden stormwater for all land disturbances is minimised through the use of all reasonable and practicable erosion and sediment control measures with degraded areas reinstated; and (iii) Premises in urban areas adopts a comprehensive approach to soil erosion control and sedimentation management by adopting the "Soil Erosion and Sedimentation Control Guidelines" (Institution of Engineers Australia 1996) and the Queensland Urban Drainage Manual or other Council Documents. | <p>S1. No solution specified.</p> |
| <p>O2. Premises in rural areas adopts a comprehensive approach to soil erosion and sedimentation management by:</p> <ul style="list-style-type: none"> (i) avoiding land clearing or earthworks in the riparian corridor to a designated stream; (ii) avoiding land clearing and earthworks on land with a slope steeper than 15%; (iii) minimising the extent of disturbance on, or the stabilisation of slopes steeper than 10% (or 1:10); (iv) managing and controlling surface drainage by using natural flow paths; (v) rehabilitating disturbed areas as soon as practical after completion of works by re-establishing the vegetation including seeding with native grasses, ground covers and trees and spreading mulch over the surface; and | <p>S2. No solution specified.</p> |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|---|
| (vi) constructing ponds or small dams off natural flow paths, for collection of surface drainage from areas disturbed for prolonged periods, such as depots, quarries, stock sales yards. | |
| O3. Progressive rehabilitation of disturbed areas within the site is undertaken, as part of the completion of each stage of development, or where there are no stages, prior to the issuing of certificates of classification for building work or certificates of completion for operational work. | S3. No solution specified. |
| O4. Development provides for a comprehensive rehabilitation program including: (i) the grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths; (ii) the construction of drainage paths which divert high velocity flows away from disturbed areas; (iii) the re-spreading of stored topsoil stripped from the site prior to commencement of construction works; and (iv) the planting of the disturbed area with native species of grasses, ground covers and trees and placing mulch in between on the surface. | S4. No solution specified. |
| Visual Amenity | |
| Self Assessable and Assessable Development | |
| O1. The carrying out of any excavation or filling maintains the visual amenity of surrounding land and does not compromise the privacy of adjoining property. | S1.1 The extent of filling or excavation is less than 1.5 m high within 2 m of the boundary. S1.2 Soil to be used for filling is not left in locations that can be viewed from adjoining properties for more than 1 month. |
| Bridge and Culvert Works | |
| Assessable Development | |
| O1. Bridges and culverts for flood immunity minimise traffic disruption, improve public safety, consider fauna habitat movement and allow for bikeways during and after construction. | S1. No solution specified. |

Division 12 - Reconfiguring a Lot Code

10.51 Application

The Reconfiguring a Lot Code applies to the whole of the Calliope Shire and is applicable to all development incorporating Reconfiguring of a Lot.

10.52 Reconfiguring a Lot Code

- (1) The provisions of this division comprise the Reconfiguring a Lot Code. They are:
 - (a) Compliance with the Reconfiguring a Lot Code (**Section 10.53**);
 - (b) Overall Outcomes for the Reconfiguring a Lot Code (**Section 10.54**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Reconfiguring a Lot Code (**Section 10.55**).

10.53 Compliance with the Reconfiguring a Lot Code

- (1) For assessable development, compliance with the Reconfiguring a Lot Code is achieved when development is consistent with the specific outcomes in **Section 10.55**.

10.54 Overall Outcomes for the Reconfiguring a Lot Code

- (1) The overall outcome is the purpose of the Reconfiguring a Lot Code.
- (2) The overall outcomes sought for the Reconfiguring a Lot Code are the following:
 - (a) provide safe, convenient and attractive urban neighbourhoods, settlements and rural residential communities and functional industrial and commercial areas that meet the diverse and changing needs of the community;
 - (b) create functional street networks providing acceptable levels of access, safety, through traffic, service provision and convenience;
 - (c) provide a range of mix of lot sizes with a variety of areas and dimensions;
 - (d) provide public open space to meet community needs and for landscaping;
 - (e) ensure that development is adequately serviced; and
 - (f) provide adequate stormwater drainage systems.

10.55 Specific Outcomes and Probable and Acceptable Solutions for the Reconfiguring a Lot Code

The specific outcomes sought for the Reconfiguring a Lot Code are included in Column 1 of **Table 10-13** and the probable and acceptable solutions are in Column 2 of **Table 10-13**.

Specific Outcomes and Probable and Acceptable Solutions for the Reconfiguring A Lot Code

Table 10-13

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|---|
| Neighbourhood Design | |
| <p>O1. Neighbourhood or subdivision design incorporates:</p> <ul style="list-style-type: none"> (i) a clear hierarchy of roads linking safely and directly with external roads and providing a high level of internal accessibility and good external connections for local vehicle, pedestrian and cycle movement; (ii) deter through traffic; (iii) an open space network linking with other existing or potential open space; (iv) an urban drainage system integrated with the open space and pathway network and major stream (v) a pedestrian and bicycle path system integrated with the open space and road networks; (vi) The retention of riparian corridors in open space; and (vii) Effective buffer distances / measures to ensure that the impacts of major transport corridors or industries do not negatively impact upon residential amenity; <p>Note: Compliance can be shown by adopting the approach described and illustrated in the Queensland Residential Design Guidelines (QRDC) for subdivision: Element A1 – Neighbourhood Design.</p> | <p>S1. No solution specified.</p> |
| <p>O2. The vehicle, cyclist and pedestrian networks, land-use mix and lot density reduce local vehicle trips, travel distances and speeds, maximises public transport effectiveness, and encouraging pedestrian movement to daily activities.</p> | <p>S2. No solution specified.</p> |
| <p>O3. The new subdivision layout:</p> <ul style="list-style-type: none"> (i) retains significant vegetation and habitat areas incorporating natural and cultural features in open space; (ii) minimises soil erosion; | <p>S3. No solution specified.</p> |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|---|
| <ul style="list-style-type: none"> (iii) avoids development on flood prone land or land subject to inundation by storm surge; and (iv) is compatible with the nature of any natural hazard, including flood, bushfire and landslip consistent with SPP 1/03. | |
| Lot Layout | |
| <p>O1. The useable land area is serviced by a sewer main or has adequate land available for sustainable irrigation of treated effluent without effecting the quality of surface or ground water having consideration of the cumulative effect of the proposed and existing systems in the locality on water quality objectives for waters in the locality.</p> <p>Note: Where on-site effluent disposal is to be provided, development is to be in accordance with Council's On-Site Effluent Disposal Planning Scheme Policy.</p> | <p>S1. No solution specified.</p> |
| <p>O2. The lot layout provides for lots of a size and dimension suitable for their intended use</p> | <p>S2.1 Complies with Table 10-14 with respect to minimum areas, lot sizes and dimensions.</p> <p>S2.2 Lots have a frontage to depth ratio:</p> <ul style="list-style-type: none"> (i) unless otherwise specified, at least 1:2.5; or (ii) for lots fronting the turning circle of a cul-de-sac has a width of at least 15m at a distance of 6m from the road alignment. |
| <p>O3. Reconfiguring a lot (subdivision) in the Residential Zone involving the creation of lots less than 600 m² is undertaken in accordance with an overall plan of development which:</p> <ul style="list-style-type: none"> (i) identifies matters specified in the Master Plans Planning Scheme Policy; and (ii) complies with the relevant provisions of the Residential Code pertaining to development on small lots. | <p>S3. No solution specified.</p> |
| <p>O4. Reconfiguration for a duplex ensures an appropriate standard of design and level of services is provided to each allotment.</p> | <p>S4. Reconfiguration for a duplex will ensure the following:</p> <ul style="list-style-type: none"> (i) a duplex building has been constructed on the allotment; (ii) Reconfiguration for a duplex will satisfy the requirements of the relevant provisions of the Queensland Residential Design Guidelines. (iii) separate house drainage connections and water connection and meter are provided for each unit within the respective properties in accordance with the Engineering Design and Infrastructure Standards Planning Scheme Policy. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|--|
| <p>O5 Where the Reconfiguring of a lot is for residential purposes on land adjacent to Good Quality Agricultural Land, the lot size and layout accommodates a buffer area such that:</p> <ul style="list-style-type: none"> (i) the potential to sustain commercial agriculture on the adjoining land is maintained; and (ii) future residential amenity on the new lot is protected. | <p>S5 All residential lots abutting good quality agricultural land have the following minimum dimensions:</p> <ul style="list-style-type: none"> (i) Where immediately abutting horticultural activity: <ul style="list-style-type: none"> (a) A minimum depth of 60 m where a vegetated buffer to a depth of 40 m is incorporated into the lot; or (b) A minimum depth of 320 m where the buffer is on open ground; and (c) Where immediately abutting any intensive animal husbandry a minimum depth of 550 m where a vegetated buffer to a depth of 40 m is incorporated into the lot. |
| Rural and Rural Residential | |
| <p>O1. Reconfiguration of a lot in the Rural Zone and Rural Residential Zone is in accordance with the provisions of the relevant Locality Code and makes efficient use of the land and available infrastructure.</p> | <p>S1. No solution specified.</p> |
| <p>O2. Reconfiguration of a lot (subdivision) in the Rural Zone and Rural Residential Zone has street or road patterns which are safe for traffic and potential hazardous situations.</p> <p>Note: Rural and rural residential roads are designed and constructed in accordance with the Engineering Design and Infrastructure Standards Planning Scheme Policy.</p> | <p>S2. No solution specified.</p> |
| <p>O3. Rural and rural residential road networks provide alternative routes for use at times of natural hazard, such as flooding and bushfire.</p> | <p>S3. No solution specified.</p> |
| <p>O4. Rural and Rural Residential development is designed so as to recognise and enhance the natural and rural qualities of the locality such as:</p> <ul style="list-style-type: none"> (i) preservation of views; (ii) conservation of the natural environment; (iii) preservation of watercourses and vegetation; and (iv) protection of good quality agricultural land. | <p>S4. No solution specified.</p> |
| <p>O5. Rural Residential development is designed so as to protect good quality agricultural land as identified on Guideline Maps 1 and 2.</p> | <p>S5. No solution specified.</p> |
| <p>O6. Rural residential subdivision will conserve areas of good quality agricultural land in viable parcels except as specifically provided for in the Boyne Island – Tannum Sands Locality Code and in the Calliope Frame Locality Code.</p> | <p>S6. No solution specified.</p> |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|---|
| <p>O7. Land included within the Rural Residential Zone that has already been developed for rural residential purposes is redeveloped to improve efficiencies in infrastructure utilisation where:</p> <ul style="list-style-type: none"> (i) the reconfiguration can occur in an orderly manner; (ii) the soil is suitable for the disposal on-site of septic effluent such that on-site disposal does not have a negative impact on the quality of surface and groundwater resources; (iii) the reconfiguration does not impact upon the operation of existing rural activities; (iv) the redevelopment does not impact upon the visual and environmental values of the area; and (v) the infrastructure has sufficient capacity to accommodate the redevelopment of the area or able to be provided in an efficient and cost effective manner. | <p>S7. No solution specified.</p> |
| Infrastructure Provision | |
| <p>O1. Adequate provision has been made for:</p> <ul style="list-style-type: none"> (i) water supply (including fire fighting requirements), through connection to a reticulated system where available; (ii) waste water treatment, through connection to a reticulated system where available; (iii) stormwater management; (iv) power supply (electrical and gas services); (v) street lighting; (vi) telecommunications appropriate for the land use; and (vii) roads are constructed to a standard appropriate to their intended use. (viii) development and reconfiguration is supported by all necessary easements. | <p>S1.1 The location, design and construction in regard to specific outcomes (i), (ii), (iii) and (vii) are in accordance with the Engineering Design and Infrastructure Standards Planning Scheme Policy.</p> <p>S1.2 All easements found necessary for the proposed development are provided in favour of Council or the relevant service provider, without cost to Council, prior to the sealing of the plan of subdivision.</p> |
| <p>O2. For on-site effluent management, newly created lots are of a sufficient size and contain land suitable for on-site treatment and disposal of domestic effluent.</p> | <p>S2. As a part solution, where connection to Council reticulated sewerage system is not possible, and where 20 people or less, compliance with requirements of the DNR& M The Onsite Sewerage Code and AS/NZS 1547:2000.</p> <p>Note: Where on-site effluent disposal is to be provided, development is to be in accordance with Council's On-Site Effluent Disposal Planning Scheme Policy.</p> |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|---|
| <p>O3. Public utilities are located and boundaries aligned so as to:</p> <ul style="list-style-type: none"> (i) avoid significant trees, vegetated ridgelines and/or other habitat areas; (iii) minimise earthworks; (iii) avoid disturbance of watercourses and, watercourse corridors by crossing services; and (iv) provide adequate buffers between utilities and houses to protect residential amenity and health. | <p>S3. No solution specified.</p> |
| Open Space Network | |
| <p>O1. Public open space provides:</p> <ul style="list-style-type: none"> (i) an accessible range of recreation opportunities, corridors for community paths and attractive urban settings with a high level of useability; (ii) adequate and accessible recreation and sporting facilities to meet the potential needs of the community having regard to such indicators as population density and demographic structure; (iii) for existing constraints caused by the physical characteristics of the land; (iv) opportunities for the protection and incorporation of existing natural features of environmental and aesthetic value and places or things of cultural value; (v) an effective and efficient part of the parks and open space network including pedestrian and bikeway facilities; (vi) opportunities to link public open spaces into a logical network; (vii) parks and open space being provided with an appropriate level of access and infrastructure for the efficient functioning of the use; (viii) public safety and amenity to adjoining properties in the design of facilities and associated works; (ix) opportunities for regional and district open space to meet neighbourhood open space requirements; and (x) a high level of informal surveillance for security, surveillance, aesthetic and maintenance reasons. <p>Note: As a guide, areas of public open space should be suitable for the intended use and meets the requirements of the Council in accordance with the Parks and Recreational Facilities Planning Scheme Policy .</p> | <p>S1. No solution specified</p> |

Lot Sizes and Dimensions

Table 10-14

Note: This code may also be affected by the provisions of the relevant Locality Code or Overlays. Where there is a specific difference in the allowance for minimum allotment size or dimension within the relevant Locality Code or Overlay Code, those provisions shall prevail over the Reconfiguring a Lot Code.

| Zone | Minimum Area | Dimensions |
|---|---|---|
| Residential | 600m ² | Frontage: 18 m (min.) Depth to frontage ratio: 3:1 (max) |
| | >450m ² <600 m ² only where undertaken in accordance with a master plan (refer Master Plan Planning Scheme Policy). | Frontage: 10 m (min.). Depth to frontage ratio: 3:1 (max.) |
| Village | 600m ² (note: refer to relevant Locality Code) | Frontage: 18 m (min.) Depth to frontage ratio: 3:1 (max.) |
| Rural Residential | 4000 m ² (note: refer to relevant Locality Code) | Frontage: 40m (min) Depth to frontage ratio: 4:1 (max) |
| Urban Expansion | 50 ha – subject to a master plan for the entire 50ha area in which case, Council will consider subsequent allotment sizes in accordance with the approved master plan | Frontage: 100m (min) Depth to frontage ratio: 4:1 (max) Note: subsequent dimensions to be assessed in accordance with an approved master plan |
| Rural | 250ha (note: refer to relevant Locality Code) | Frontage: 250m (min) |
| Commercial | 600 m ² | Frontage: 15 m (min.) Depth to frontage ratio: 4:1 (max.) |
| Local Industry | 1,000 m ² for purposes of Service Trade otherwise 4,000 m ² | Frontage: 20 m (min.) Depth to frontage ratio: 4:1 (max.) |
| Major Industry Zone and Major Infrastructure Zone | 4,000 m ² | Frontage: 40 m (min.) Depth to frontage ratio: 4:1 (max) |
| Community Use | 1000 m ² | Frontage: 20 m (min.) Depth to frontage ratio: 4:1 (max.) |
| Forestry | None Required | None Required |
| Conservation | None Required | None Required |
| Open Space & Recreation | None Required | None Required |
| GSDA | None specified and subject to the advice of the Queensland Coordinator General. | None Specified |

Division 13 - Residential Code

10.56 Application

The Residential Code applies to the whole of the Calliope Shire and is applicable to all residential development.

10.57 Residential Code

- (1) The provisions of this division comprise the Residential Code. They are:
 - (a) Compliance with the Residential Code (**Section 10.58**);
 - (b) Overall Outcomes for the Residential Code (**Section 10.59**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Residential Code (**Section 10.60**).
- (2) For the purposes of this code the following terms have the specific meaning assigned to them:

“residential buildings” means a building (or part of a building) used to house people and includes any outbuildings or car parking structures associated with the residential use of the land. Includes buildings used for:

 - (i) accommodation building;
 - (ii) aged person accommodation;
 - (iii) duplex units;
 - (iv) dwelling house;
 - (v) multiple unit residential; and
 - (vi) relatives apartment.

10.58 Compliance with the Residential Code

- (1) For assessable development, compliance with the Residential Code is achieved when development is consistent with the specific outcomes in **Section 10.60**.
- (2) For self assessable development, compliance with the Residential Code is achieved when development is consistent with the acceptable solutions in **Table 10-15**.

10.59 Overall Outcomes for the Residential Code

- (1) The overall outcome is the purpose of the Residential Code.
- (2) The overall outcomes sought for the Residential Code are the following:
 - (a) is to provide for the establishment of residential activities predominantly in suitable locations in the Residential Zone, Rural Residential Zone, Village Zone and Urban Expansion Zone; and
 - (b) ensure that residential activity is compatible with the desired amenity character of the surrounding area.

10.60 Specific Outcomes and Probable and Acceptable Solutions for the Residential Code

The specific outcomes sought for the Residential Code are included in Column 1 of **Table 10-15** and the acceptable solutions / probable solutions are in Column 2 of **Table 10-15**.

Specific Outcomes and Probable and Acceptable Solutions for the Residential Code

Table 10-15

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 | | | | | | | | | | |
|--|--|----------|-----------------------|----------------|-----|--|-----|--|-----|-------------------|-----|
| Specific Outcomes | Probable & Acceptable Solutions | | | | | | | | | | |
| Building Height | | | | | | | | | | | |
| Self Assessable and Assessable Development | | | | | | | | | | | |
| O1. The height of residential buildings is compatible with and complementary to the character of the urban environment. | S1. Aged persons accommodation, relatives apartment, dwelling houses and duplexes do not exceed 8.5m in height including a ground storey and any attics or mezzanine floors, measured from natural ground level at any point. | | | | | | | | | | |
| Building Envelope, Siting & Design | | | | | | | | | | | |
| Self Assessable and Assessable Development | | | | | | | | | | | |
| O1. To maintain privacy, sunlight and breezes to adjoining properties, and visual amenity, residential buildings are set back from side and rear boundaries at progressively increased distances as building height increases. | <p>S1.1 Residential buildings, other than dwelling houses or duplexes or car ports, are set back from the side and rear boundaries, the greater of:</p> <ul style="list-style-type: none"> (i) at least half the height of the building above natural ground level; or (ii) 3m from the side boundary and 6m from the rear boundary. (iii) 6m from the frontage. <p>S1.2 Dwelling Houses or Duplexes (including carports), are setback from the side and rear boundaries in accordance with the Queensland Development Code.</p> | | | | | | | | | | |
| O2. Residential building design and siting maintains the character of the locality in terms of building bulk. | <p>S2.1 The length of walls or facades in residential buildings does not exceed 15m unless broken by variations or articulation of at least 1.5m.</p> <p>S2.2 Residential buildings do not exceed the site coverage thresholds set out below, except where a Locality Code specifically allows otherwise:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Use Type</th> <th style="text-align: left;">Maximum Site Coverage</th> </tr> </thead> <tbody> <tr> <td>Dwelling House</td> <td>50%</td> </tr> <tr> <td>Aged persons accommodation, duplex units</td> <td>40%</td> </tr> <tr> <td>Accommodation, building, multiple unit residential</td> <td>35%</td> </tr> <tr> <td>Other residential</td> <td>35%</td> </tr> </tbody> </table> | Use Type | Maximum Site Coverage | Dwelling House | 50% | Aged persons accommodation, duplex units | 40% | Accommodation, building, multiple unit residential | 35% | Other residential | 35% |
| Use Type | Maximum Site Coverage | | | | | | | | | | |
| Dwelling House | 50% | | | | | | | | | | |
| Aged persons accommodation, duplex units | 40% | | | | | | | | | | |
| Accommodation, building, multiple unit residential | 35% | | | | | | | | | | |
| Other residential | 35% | | | | | | | | | | |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|---|
| Assessable Development | |
| O3. Premises have adequate clothes drying facilities. | S3. No solution specified |
| O4. Residential buildings achieve an adequate level of privacy for inhabitants and neighbours. | S4. Residential buildings, other than dwelling houses, are provided with a solid screen fence on the side and rear boundaries of at least 1.8m in height (providing such fencing will not impede the free flow of floodwaters). |
| O5. The habitable rooms and balconies of residential buildings do not overlook a habitable room or private open space of any adjoining dwelling unit. | S5. No solution specified. |
| Landscape and Recreation Space | |
| Assessable Development | |
| O1. Other than for a dwelling house or duplex, landscape and recreation space is provided which: <ul style="list-style-type: none"> (i) has suitable dimensions and area to meet the needs of residences; (ii) creates an attractive, private and pleasant living environment; (iii) improves the streetscape character by softening the visual impact of buildings; and (iv) is low maintenance. | <p>S1.1 Premises, other than a dwelling house or duplex, is provided with landscape and recreation space at the minimum rate of:</p> <ul style="list-style-type: none"> (i) 30 m² per 1 or 2 bedroom dwelling unit; plus (ii) an additional 15 m² of recreation space for each additional bedroom; (ii) at least 80% of the total landscape and recreation space is provided in one useable area with a minimum dimension of 3m. <p>S1.2 Landscape and recreation space required by (1.1) includes:</p> <ul style="list-style-type: none"> (i) landscaping at least 3m wide to the site frontage except where the site fronts an arterial road where at least 5m is provided; (ii) landscaping at least 1.5m wide to one side boundary and 1 m to the other side boundary; and (iii) landscaping at least 1.5m wide to the rear boundary. <p>S1.3 Private recreation space required by 1.1 above has a minimum dimension of 5 m and a minimum area of 25 m² per dwelling unit.</p> <p>S1.4 Recreation space is separated and screened from other areas on at least three sides by a combination of walls and solid screen fences not less than 1.8m high.</p> <p>Note: Please refer to Council's Assets Register for a description of the Council's Road Hierarchy</p> |
| O2. Building and structures of 2 storeys or more in height are complemented by species that attain a mature height of at least 10m. | S2. No solution specified. |

| Column 1 | Column 2 |
|---|---|
| Specific Outcomes | Probable & Acceptable Solutions |
| Development of Small Lots | |
| Assessable Development | |
| O1. A dwelling house on lots less than 600 m ² and more than 450 m ² is in accordance with an approved plan of development to provide an attractive and pleasant living environment on the site and adjoining land. In particular: <ul style="list-style-type: none"> (i) provide a high level of privacy for residential living both within the site and for adjoining premises; (ii) provide a quiet and pleasant residential amenity in the area; and (iii) avoid isolation of individual lots or dwelling houses; and provide adequate setbacks to adjoining land. | S1. No solution specified. |
| Car Parking and Access | |
| Assessable Development | |
| O1. Car parking on the site, other than for a dwelling house where there are 10 accommodation units, is separated from pedestrian traffic. | S1. No solution specified. |
| O2. Car parking facilities and activities do not detract from the amenity of adjoining accommodation. | S2. <ul style="list-style-type: none"> (i) The wall contains no windows to a habitable room; or (ii) windows to a habitable room are at least 1.6m above the car parking level; or (iii) where a carparking space and driveway are and will be used exclusively for the adjoining dwelling unit. |
| O3. Parking provisions includes: <ul style="list-style-type: none"> (i) Carports constructed in a manner consistent with the architectural style of the main building; (ii) Car parking areas for residents and visitors are illuminated and readily accessible to dwelling units; (iii) Residents parking spaces, if provided in car ports or other structures between residential buildings and the street are open and landscaped; and (i) Visitor parking spaces provided between residential buildings and the street are open and landscaped. | S3. No solution specified. |

| Column 1 | Column 2 |
|--|---|
| Specific Outcomes | Probable & Acceptable Solutions |
| Residential Adjoining Major Industry & Major Infrastructure Zone | |
| Assessable Development | |
| O1. Premises are located and designed to ensure an acceptable and enjoyable level of amenity: (i) the impact of adjoining major infrastructure or Industry operating at peak times is considered in the location and design of premises. | S1. No solution specified. |
| Infrastructure | |
| Self Assessable and Assessable Development | |
| O1. Residential premises have an appropriate level of infrastructure at a suitable standard of construction for the efficient functioning of the use while not impacting on adjoining land uses or the environment. Note: The construction design standards for the provision of infrastructure is in accordance with Council's Engineering Design and Infrastructure Standards Planning Scheme Policy. | S1.1 All residential premises within the Residential Zone are connected to reticulated water. S1.2 Sewerage is disposed of: (i) via a reticulated sewerage system; or (ii) via an on-site treatment sewerage waste disposal system in accordance with The NR&M The On-Site Sewerage Code and AS/NZS 1547:2000. (Refer to the On-Site Effluent Disposal Planning Scheme Policy) S1.3 The premises has frontage to a sealed road with kerbing and channelling except in the Rural Residential zone or the Rural zone where kerbing is not required where stormwater drainage can be provided via table drainage. S1.4 Electricity supply network and telecommunications services are available and connected to the site. S1.5 within the Residential Zone, footpaths adjacent to the premises are paved for the full length of all road frontages in accordance with the requirements of the Engineering Design and Infrastructure Standards Planning Scheme Policy . |
| O2. All new development should restore existing infrastructure commensurate with the use and to match the construction of any other infrastructure required will be undertaken at the developer's expense. | S2. No solution specified. |

Division 14 - Rural Code

10.61 Application

The Rural Code applies to the whole of the Calliope Shire and is applicable to development for rural purposes and to all development within the Rural Zone.

10.62 Rural Code

- (1) For the purpose of this code, the term rural purposes has the following meaning: Produce Store, Veterinary Hospital, Animal Husbandry, Intensive Animal Husbandry, Stock Yard, Agriculture, Aquaculture in accordance with the Schedule 1 Definitions.
- (2) The provisions of this division comprise the Rural Code. They are:
 - (a) Compliance with the Rural Code (**Section 10.63**);
 - (b) Overall Outcomes for the Rural Code (**Section 10.64**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Rural Code (**Section 10.65**).

10.63 Compliance with the Rural Code

- (1) For assessable development, compliance with the Rural Code is achieved when development is consistent with the specific outcomes in **Section 10.65**.
- (2) For self assessable development, compliance with the Rural Code is achieved when development is consistent with the acceptable solutions in **Section 10.65** in **Table 10-16**.

10.64 Overall Outcomes for the Rural Code

- (1) The overall outcome is the purpose of the Rural Code.
- (2) The overall outcomes sought for the Rural Code are the following:
 - (a) provide for the establishment of rural uses predominantly in suitable locations in the Rural Zone;
and
 - (b) ensure that all rural uses are compatible with the desired amenity, character and environment of the locality in which they are situated.

10.65 Specific Outcomes and Probable and Acceptable Solutions for the Rural Code

The specific outcomes sought for the Rural Code are included in Column 1 of **Table 10-16(a)** and the acceptable solutions / probable solutions are in Column 2 of **Table 10-16(a)**.

Specific Outcomes and Both Probable and Acceptable Solutions for the Rural Code

Table 10-16 (a)

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|------------------------|------------------------------------|--|--------------|--|-------------------|--------|-------|-------|-------|----------------|--------|--------|--------|-------|---------|--------|--------|--------|-------|--------------|--------|------|--------|-------|---------------|-------|-------|-------|-------|----------------|--------|--------|--------|-------|
| Specific Outcomes | Probable & Acceptable Solutions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Suitability | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Self Assessable and Assessable Development | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>O1. Each site has sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> (i) the building or buildings and associated storage areas; (ii) associated car parking areas; (iii) delivery and service vehicles; (iv) landscaping; (v) vehicle access; and (vi) on site vehicle movement. | <p>S1. Sites for the following uses have a minimum area and frontage of:</p> <ul style="list-style-type: none"> (i) Produce Store 1,500 m² and a 40 m frontage (ii) Veterinary Hospital No solution specified. (iii) Animal Husbandry, Intensive Animal Husbandry No solution specified. (iv) Stock Yard No solution specified. (v) Agriculture, Aquaculture and Rural Pursuits No solution specified. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>O2. Rural uses are appropriately located and operated so as to avoid imposing impacts upon sensitive uses, especially residential uses, rural residential and urban areas.</p> | <p>S2. Rural uses (as described below) take place in locations with the following desirable separation distances to any residential use, commercial use (food premises, child care centres, licensed premises, local surgery, medical centre, shop and shopping centre), community use (educational establishments, hospitals). Note these are indicative only for assessable development and are subject to specific impact assessment.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rural Use</th> <th>Residential, Urban Expansion Zones</th> <th>Rural Residential Zone</th> <th>Village Zone</th> <th>Rural Zone where adjoining a dwelling unit</th> </tr> </thead> <tbody> <tr> <td>Cattery & Kennels</td> <td>1.0 km</td> <td>500 m</td> <td>250 m</td> <td>250 m</td> </tr> <tr> <td>Cattle Feedlot</td> <td>5.0 km</td> <td>2.5 km</td> <td>2.5 km</td> <td>500 m</td> </tr> <tr> <td>Piggery</td> <td>5.0 km</td> <td>2.5 km</td> <td>2.5 km</td> <td>500 m</td> </tr> <tr> <td>Poultry Farm</td> <td>5.0 km</td> <td>2 km</td> <td>2.5 km</td> <td>500 m</td> </tr> <tr> <td>Produce Store</td> <td>500 m</td> <td>500 m</td> <td>100 m</td> <td>100 m</td> </tr> <tr> <td>Rural Industry</td> <td>2.5 km</td> <td>2.5 km</td> <td>1.0 km</td> <td>500 m</td> </tr> </tbody> </table> | Rural Use | Residential, Urban Expansion Zones | Rural Residential Zone | Village Zone | Rural Zone where adjoining a dwelling unit | Cattery & Kennels | 1.0 km | 500 m | 250 m | 250 m | Cattle Feedlot | 5.0 km | 2.5 km | 2.5 km | 500 m | Piggery | 5.0 km | 2.5 km | 2.5 km | 500 m | Poultry Farm | 5.0 km | 2 km | 2.5 km | 500 m | Produce Store | 500 m | 500 m | 100 m | 100 m | Rural Industry | 2.5 km | 2.5 km | 1.0 km | 500 m |
| Rural Use | Residential, Urban Expansion Zones | Rural Residential Zone | Village Zone | Rural Zone where adjoining a dwelling unit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cattery & Kennels | 1.0 km | 500 m | 250 m | 250 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cattle Feedlot | 5.0 km | 2.5 km | 2.5 km | 500 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Piggery | 5.0 km | 2.5 km | 2.5 km | 500 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Poultry Farm | 5.0 km | 2 km | 2.5 km | 500 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Produce Store | 500 m | 500 m | 100 m | 100 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rural Industry | 2.5 km | 2.5 km | 1.0 km | 500 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions | | | | |
|--|---|--------------------------|--------------------------|--------------------------|--------------------------|
| | Stables | 1.0 km | 500 m | 250 m | 250 m |
| | Stock Yard | 1.0 km | 500 m | 250 m | 250 m |
| | Veterinary Hospital | 1.0 km | 500 m | 250 m | 250 m |
| | Other Uses | As determined by Council | As determined by Council | As determined by Council | As determined by Council |
| Stables | | | | | |
| Assessable Development | | | | | |
| <p>O1. The building scale and appearance of stables:</p> <ul style="list-style-type: none"> (i) do not overwhelm the road or adjacent development by nature of their height, architecture and bulk; and (ii) achieve a high standard of visual amenity that is acceptable having regard to the character of the area. <p>Any building or structures:</p> <ul style="list-style-type: none"> (i) are screened by a landscaped buffer to the side and rear boundaries of a site when adjoining land used for park residential or residential development; and (ii) provide a building constructed of materials and colours compatible to surrounding development | <p>S1. No solution specified.</p> | | | | |
| Cattle Feedlots, Piggeries, Poultry Farms & Aquaculture | | | | | |
| Assessable Development | | | | | |
| <p>O1. Premises for cattle feedlots, piggeries, poultry farms and aquaculture maintain the environmental values of the premises and surrounding area through the adoption of current industry best practice.</p> <p>Note: One way to demonstrate compliance is to prepare a study in accordance with the following, where appropriate:</p> <ul style="list-style-type: none"> ▪ Poultry Farms – Guidelines for Poultry farming in Queensland ▪ Cattle Feedlots – Guidelines for the Establishment and operation of Cattle Feedlots; ▪ Piggeries – Environmental Code of Practice for Piggeries | <p>S1. No solution specified.</p> | | | | |

| Column 1 | Column 2 |
|--|---|
| Specific Outcomes | Probable & Acceptable Solutions |
| <p>O2. Premises developed for Cattle Feedlots, Piggeries, Poultry Farms and Aquaculture:</p> <ul style="list-style-type: none"> (i) are sufficiently elevated to provide for ventilation and drainage; (ii) have adequate vehicle access; (iii) are free of flooding; (iv) are supplied with a reliable, good quality water supply; and (v) have a secure power supply. <p>Note: An application for a cattle feedlot, piggery, poultry farm or aquaculture is to be accompanied by an Environmental Management Plan as detailed in "Environmental Management Plans Planning Scheme Policy".</p> | <p>S2. Premises are on land which:</p> <ul style="list-style-type: none"> (i) has a slope less than 5%; (ii) has flood immunity from the 1% AEP flood event (iii) has sealed road access; (iv) is connected to an electricity supply network; and (v) is provided with a reliable water supply with a capacity to store a minimum of 2 day's supply. |

10.66 Effects of Development on Good Quality Agricultural Land – Table 10-16(b)

Note: Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

(1) The specific outcomes and probable and acceptable solutions are as follows:

| Specific Outcomes | Acceptable / Probable Solutions |
|--|---|
| Self Assessable and Assessable Development | |
| <p>O1 Where the development is on land as shown on the Guideline Map 1 "Agricultural Land Classes Calliope Shire" or Guideline Map 2 "Agricultural Land Classes for Central Queensland Coast Horticultural Lands Project" as Good Quality Agricultural Land and involves the establishment of residential uses or any uses having a residential component⁶:</p> <ul style="list-style-type: none"> (i) the amenity of residential uses are protected; and (ii) the operations of nearby agricultural land is not constrained. | <p>S1 Residential activity areas on the site are separated from the nearby agricultural activities as follows:</p> <ul style="list-style-type: none"> (i) Where in proximity to irrigated cropping or horticultural activity: <ul style="list-style-type: none"> (a) A minimum 40 m, where the distance incorporates vegetation; or (b) A minimum 300 m where the distance is to be left as open ground; and (ii) Where in proximity to any intensive animal husbandry, a minimum 500 m. |
| Assessable Development | |
| <p>O2 Where it is proposed to establish a residential use or any use having a residential component within those buffer distances shown in S1 above, then the premises incorporates mitigation measures to ensure that:</p> <ul style="list-style-type: none"> (i) the resident's amenity is protected; and (ii) the operations of nearby agricultural land is not constrained. | <p>S2 No solution specified.</p> |

⁶ Note: Refer to State Planning Policy 1/92 "Separating Agricultural and Residential Uses" – Associated Guidelines.

| Specific Outcomes | | Acceptable / Probable Solutions | |
|-------------------|--|--|--|
| O3 | <p>Development on Good Quality Agricultural Land does not result in the land being taken out of agricultural production unless:</p> <ul style="list-style-type: none"> (i) an overriding community need for the development is demonstrated; and (ii) no alternative sites are available. | S3 | No solution specified. |
| O4 | <p>Reconfiguring a lot on land which is Good Quality Agricultural Land occurs only where new lots do not adversely affect the potential to sustain commercial agriculture or the continued use of the land as an agricultural resource by:</p> <ul style="list-style-type: none"> (i) not limiting the range of crops able to be grown on any of the lots created; (ii) creating new lots only where they can be amalgamated or used economically in conjunction with other agricultural land; or (iii) facilitating the establishment of alternative forms of agriculture or rural industries on the land. | <p>S4.1 The newly created lots have no impact on the agricultural practices and activities being carried out on adjoining land.</p> <p>S4.2 The newly created lots are for:</p> <ul style="list-style-type: none"> (i) the conservation or preservation of an item of significant cultural or heritage value; or (ii) the provision of public utilities or major infrastructure purposes. <p>S4.3 Where reconfiguring a lot in the Rural zone involves boundary realignments:</p> <ul style="list-style-type: none"> (i) dwelling sites and access to dwelling sites do not include Good Quality Agricultural Land; (ii) where access to dwellings or other ancillary buildings includes Good Quality Agricultural Land, all access is provided via an access easement, and; (iv) all lots continue to be used for agricultural purposes. <p>S4.4 Where reconfiguration involves boundary realignments and the primary use of the lot is residential:</p> <ul style="list-style-type: none"> (i) the lot does not include good quality agricultural land; and (ii) buffers to Good Quality Agricultural Land are included in the lot. | |
| O5 | <p>Allotments containing residential activities where abutting Good Quality Agricultural Land, the lot size and layout accommodates a buffer area such that:</p> <ul style="list-style-type: none"> (i) the potential to sustain commercial agriculture on the adjoining land is maintained; and (ii) future residential amenity on the new lot is protected. | S5. | <p>Allotments containing residential activities where abutting Good Quality Agricultural Land, have the following minimum dimensions:</p> <ul style="list-style-type: none"> (i) Where immediately abutting horticultural activity: <ul style="list-style-type: none"> (a) A minimum depth of 60 m where a vegetated buffer to a depth of 40 m is incorporated into the lot; or (b) A minimum depth of 320 m where the buffer is on open ground; and (c) Where immediately abutting any intensive animal husbandry a minimum depth of 550 m where a vegetated buffer to a depth of 40 m is incorporated into the lot. |

| Specific Outcomes | | Acceptable / Probable Solutions | | | |
|--|--|---------------------------------|---|-------------------------------------|--|
| Self Assessable and Assessable Development | | | | | |
| O6 | Where development likely to result in the establishment of new activities / uses is proposed within 300 m of land identified as Good Quality Agricultural Land on the Guideline Map 1 "Agricultural Land Classes Calliope Shire" and Guideline Map 2 "Agricultural Land Classes for Central Queensland Coast Horticultural Lands Project" and is utilised for agricultural production, a buffer to the GQAL is included on the subject site. | S6 | Buffers are included on a site where new uses / activities occur within 300 m of land identified as Good Quality Agricultural Land on the Guideline Map 1 "Agricultural Land Classes Calliope Shire" and Guideline Map 2 "Agricultural Land Classes for Central Queensland Coast Horticultural Lands Project" in accordance with the following. | | |
| | | | Activity or output | Minimum default distance (m) | Minimum design distance with buffer (m) |
| | | | Agricultural Chemical Spray Drift | 300 m open space | 40 m vegetated buffer |
| | | | Intermittent odour (>88 hrs/yr) | 500 m | 500 m |
| | | | Intermittent noise as defined in planning guidelines | 60 m day / 1000 m night | 15 m day / 250 m night |
| | | | Long term noise (.50 hrs/yr) | 500 m day / 1000 m night | 120 m day / 1000 m night |
| | Dust, smoke and ash | 150 m | 40 m | | |

Division 15 - Telecommunications Code

10.67 Application

The Telecommunications Code applies to the whole of the Calliope Shire and is applicable to development for the purpose of Telecommunications (Low Impact), Telecommunications (Medium Impact) and Telecommunications (High Impact).

10.68 Telecommunications Code

- (1) The provisions of this division comprise the Telecommunications Code. They are:
 - (a) Compliance with the Telecommunications Code (**Section 10.69**);
 - (b) Overall outcomes for the Telecommunications Code (**Section 10.70**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Telecommunications Code (**Section 10.71**).

10.69 Compliance with the Telecommunications Code

- (1) For assessable development, compliance with the Telecommunications Code is achieved when development is consistent with the specific outcomes in **Section 10.71**.
- (2) For self assessable development, compliance with the Telecommunications Code is achieved when development is consistent with the acceptable solutions in **Section 10.71** in **Table 10-17**.

10.70 Overall Outcomes for the Telecommunications Code

- (1) The overall outcome is the purpose of the Telecommunications Code.
- (2) The overall outcomes sought for the Telecommunications Code are the following:
 - (a) adequate telecommunications facilities are available for local and regional users which minimise adverse impacts on the environment and do not compromise public health and safety by:
 - (i) sharing or co-location of telecommunication facilities where appropriate and practical;
 - (ii) designing and constructing telecommunication facilities to protect community and environmental safety;
 - (iii) maintaining public safety;
 - (iv) adopting “best practice” in terms of innovative design, environmental management and work practices to accord with good engineering and environmental standards; and
 - (v) providing telecommunication facilities that incorporate safe and efficient technology.

10.71 Specific Outcomes and Probable and Acceptable Solutions for the Telecommunications Code

The specific outcomes sought for the Telecommunications Code are included in Column 1 of **Table 10-17**.

Specific Outcomes and Probable Solutions for the Telecommunications Code

Table 10-17

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 |
|---|---|
| Specific Outcomes | Probable & Acceptable Solutions |
| Visual Impact | |
| Assessable Development | |
| O1. Telecommunication facilities are to be designed and located to minimise their visual impact by: <ul style="list-style-type: none"> (i) providing finishes on structures compatible with the surrounding environment; and (ii) providing facilities in residential areas whose bulk and scale is consistent with the scale of the surrounding building and structures. | S1. No solution specified. |
| Environmental Impact | |
| Assessable Development | |
| O1. Premises are installed and operated to minimise the adverse impacts on the natural environment by: <ul style="list-style-type: none"> (i) avoiding impacts on locations containing remnant vegetation, fauna habitat, watercourses or sites of natural or cultural heritage; (ii) minimising the need for earthworks through careful siting and design of facilities; and (iii) noise and dust emissions during construction and operations of the facility are minimised. | S1. No solution specified. |
| O2. Landscaping is low maintenance and semi-mature upon establishment. | S2. No solution specified. |
| Development Abutting Residential Uses | |
| Self Assessable and Assessable Development | |
| O1. Appropriate setbacks and buffering are provided between telecommunication facilities and any adjoining residential development or land included within the Residential Zone, Village Zone, Open Space Zone and Rural Residential Zone to maintain the amenity of adjoining residential properties in terms of: <ul style="list-style-type: none"> (i) visual and acoustic privacy; | S1.1 The facility is setback at least 50m from any dwelling unit or rooming unit. S1.2 A landscaped buffer strip 2m in width is provided adjacent to any free-standing structures. S1.3 All potential noise sources (such as air-conditioning and other mechanical plant) are oriented away from any dwelling unit or rooming unit. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|--|
| (ii) access to sunlight. | S1.4 Residential open space areas or living areas are not overshadowed at any time. S1.5 Overshadowing of open space or activity areas associated with childcare centres, public areas, local parks and schools is limited to 3 hours on any day. |
| Co-Location | |
| Assessable Development | |
| O1. Premises are co-located with other telecommunications facilities or on buildings or other structures wherever feasible on the basis there is no existing adverse environmental or public health and safety impact. | S1. Facilities are located on a new site only where co-location options are proven to be unviable. |
| Public Health & Safety | |
| Assessable Development | |
| O1. Public Health and Safety is maintained. | S1. No solution specified. |
| O2. Premises are located and designed on the principle of "prudent avoidance". | S2. No solution specified. |
| O3. Facilities are appropriately fenced and sign-posted to preserve public safety. | S3. A 2 m high security fence is provided around all free-standing facilities |

Division 16 - Relocatable Home and Caravan Park Code

10.72 Application

The Relocatable Home and Caravan Park Code applies to the whole of the Calliope Shire and is applicable to development for the purposes of Relocatable Home and Caravan Park.

10.73 Relocatable Home and Caravan Park Code

- (1) The provisions of this division comprise the Relocatable Home and Caravan Park Code are as follows:
 - (a) Compliance with the Relocatable Home and Caravan Park Code (**Section 10.74**);
 - (b) Overall Outcomes for the Relocatable Home and Caravan Park Code (**Section 10.75**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Relocatable Home and Caravan Park Code (**Section 10.76**).
- (2) For the purposes of this code the following terms have the specific meaning assigned to them:
 - (a) *'plot'* is defined as the individual area of land for use by a single relocatable home, caravan, cabin or tent.
 - (b) "Workers Accommodation" means any group of dwelling units and rooming units used to provide accommodation of a temporary nature for employees, and their families or dependants, of major industrial projects".

10.74 Compliance with the Relocatable Home and Caravan Park Code

Compliance with the Relocatable Home and Caravan Park Code is achieved when development is consistent with the specific outcomes in **Section 10.76**.

10.75 Overall Outcomes for the Relocatable Home and Caravan Park Code

- (1) The overall outcome is the purpose of the Relocatable Home and Caravan Park Code.
- (2) The overall outcomes sought for the Relocatable Home and Caravan Park Code is to provide for Relocatable Home and Caravan Parks that are:
 - (a) designed and operated to be compatible with the desired amenity, character and scale of the surrounding area;
 - (b) provide for temporary accommodation on greenfield sites for workers associated with major industrial projects until such time as residential housing is available for their use;
 - (c) result in accommodation will have a high standard of amenity with suitable services and facilities; and
 - (d) be appropriately located in regards to infrastructure, existing residential uses, accessibility to major development sites.

10.76 Specific Outcomes and Probable and Acceptable Solutions for the Relocatable Home and Caravan Park Code

The specific outcomes sought for the Relocatable Home and Caravan Park Code are included in Column 1 of **Table 10-17** and the probable and acceptable solutions in Column 2 of **Table 10-17**.

Specific Outcomes and Probable and Acceptable Solutions for the Relocatable Home and Caravan Park Code

Table 10-18

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 |
|---|--|
| Specific Outcomes | Probable Solutions |
| Site Size, Location and Suitability | |
| Assessable Development | |
| 1. The site area is capable of accommodating the building(s), other structures, internal vehicle access, parking areas, recreation areas and landscaping whilst also maintaining a high quality living environment. | S1.1 For a caravan park, camping ground or relocatable home park a minimum area of 4,000 sqm; or S1.2 For workers accommodation a minimum area of 5,000 sqm. |
| 2. The premises are located to: <ul style="list-style-type: none"> (i) be free of environmental hazards; (ii) cause minimal impact to the environment; (iii) be visually compatible with the surrounding neighbourhood; (iv) be compatible with the surrounding land uses; (ii) free from tidal surge and inundation; (iii) free from contaminated soils or proximity to hazardous or other activities not compatible with residential use; (iv) where sufficient cleared land is available so as to avoid the loss of any significant vegetation; (vi) well removed from high bushfire hazard areas; and (vii) free from steep slopes (15% and over), and unstable areas. | S2 No solution specified. |
| Accessibility | |
| Assessable Development | |
| 1. The premises are appropriately located with respect to the road network such that: <ul style="list-style-type: none"> (i) the efficiency and safety of the road network is maintained and residential amenity is protected; and (ii) to provide residents with easy and safe walking distance to services and facilities. | S1. Premises used for the purpose of caravan park, camping ground or relocatable home park with long-term residents has access to a sub arterial or collector road and is within 400m of: <ul style="list-style-type: none"> (i) a commercial centre providing weekly shopping needs; or (ii) existing or likely future public transport roads or along public transport routes. |

| Column 1 | Column 2 |
|--|---|
| Specific Outcomes | Probable Solutions |
| Landscaping | |
| Assessable Development | |
| O1. Landscaping is provided along all frontages of the premises such that the visual amenity of the locality is enhanced by presenting an attractive streetscape. | S1. Landscaping is providing along the frontages of the premises exclusive of accessways to a minimum width of: (i) 5m to an arterial road; and (ii) 3m to any other road. Note: Please refer to Council's Assets Register for a description of the Council's Road Hierarchy |
| O2. The premises is landscaped to provide: (i) a high level of visual amenity and safety; (ii) climate control so as to maximise comfort of residents and visitors in all seasons; and (iii) buffer and screening mechanisms to any adjoining residential or incompatible uses such that the residential amenity of the locality and the premises is maintained. | S2. No solution specified. |
| O3. Existing vegetation of any height greater than 1m are retained wherever possible, with attractive or interesting views from the premises being enhanced / accentuated. | S3. No solution specified. |
| O4. A minimum 3 m wide landscaped buffer are provided within the premises and along the boundary to adjoining land. | S4. No solution specified. |
| O5. Landscaping is designed to promote safety by: (i) planting which does not obscure doors and windows overlooking public spaces and isolated areas; (ii) shrubbery and low-level planting associated with footpaths does not exceed 0.5 m in height where abutting pavements; (iii) trees in vulnerable settings do not have branches below 1.5 m; and (iv) hard landscaping elements such as low fencing and walls (below 1.2 m) guide pedestrians and vehicles along designated paths. | S5. No solution specified. |
| On-Site Facilities and Services | |
| Assessable Development | |
| O1. The premises have on-site facilities to meet the needs of residents of the park including: (i) laundry and ablution facilities; (ii) refuse receptacles; (iii) storage areas; | S1. No solution specified. |

| Column 1 Specific Outcomes | Column 2 Probable Solutions |
|--|---|
| <ul style="list-style-type: none"> (iv) on-site kiosk where the premises is more than 1 km from a designed Centre; and (v) fire fighting equipment. | |
| <p>O2. All premises being provided with:</p> <ul style="list-style-type: none"> (i) toilet and ablution facilities for each gender and centrally located of at least 6m but no more than 100m from any 'plot' or rooming unit; (ii) laundry and drying facilities in a central location accessible to all 'plots' and rooming units; (iii) refuse bins are provided at least 10 m from play areas, cooking facilities and 'plots'; and (iv) storage areas are centrally located and screened from general view by landscaping and fencing. | <p>S2. No solution specified.</p> |
| <p>O3. Lighting on the premises is provided to ensure:</p> <ul style="list-style-type: none"> (i) the safety of staff, visitors and residents; and (ii) that light emitted from the premises does not cause nuisance or annoyance to residents in the immediate vicinity or to passing motorists. | <p>S3.1 Security lighting is consistent with AS 4282 (1997) The Control of Obtrusive Effects of Outdoor Lighting).</p> <p>S3.2 Heavily used spaces such as car parks, major pedestrian routes, entries to buildings and entries to public toilets are lit to Australian Standard AS 1158.</p> <p>S3.3 Areas not intended for night-time use are not lit and / or are closed off to avoid giving a false impression of safety.</p> <p>S3.4 Pedestrian and bicycle movement routes, public spaces and outdoor signage is lit to the minimum Australian Standard of AS 1158.</p> |
| Community Safety | |
| Assessable Development | |
| <p>O1. All premises are designed to achieve safety for property, staff and customers by ensuring that:</p> <ul style="list-style-type: none"> (i) buildings and plots are sited, orientated and designed to maximise casual surveillance of public spaces and designed to avoid opportunities for personal concealment; (ii) entries to buildings are exposed to the main street frontage and are clearly delineated; (iii) general public parking areas are clearly designated, well-lit and have clearly defined access points; (iv) premises are well-lit to encourage information surveillance with well-placed, low wattage lighting to minimise 'blind spots'; and | <p>S1. No solution specified.</p> |

| Column 1 Specific Outcomes | Column 2 Probable Solutions |
|---|--|
| (v) building identification and numbering is prominent, clearly identifiable at night and large enough to be read by vehicles from the street. | |
| Caravan, Camping Ground and Relocatable Home Park | |
| Layout | |
| Assessable Development | |
| O1. The premises is designed to ensure that all buildings and 'plots' are setback from property boundaries to ensure sufficient visual, noise and odour buffering for residents. | S1. Buildings and 'plots' having a minimum setback of: (i) 6m to any adjoining road frontage; and (ii) 5m to any side or rear boundary. |
| O2. The entrance and exit points and road leading to them have adequate width to allow two vehicles towing caravans to safely pass. | S2. The minimum road widths being: (i) 7m for two-way entrance / exit; (ii) 7m for one-way entrance; (iii) 5m for a one-way exit; and (iv) a holding area with dimensions of 4 m x 20 m as a separate bay or as part of an entrance road. |
| O3. The internal road system is designed to cater for all anticipated vehicle use enabling suitable manoeuvrability and safety whilst avoiding congestion. | S3.1 Internal roads being constructed to a bitumen seal standard being a minimum of: (i) 4m wide for a one-way road or cul-de-sac; and (ii) 6m wide for a two-way road. S3.2 Emergency vehicles have direct access to within 50 m of all 'plots' and buildings. |
| O4. The internal road system is designed to create a safe, legible and convenient environment for all persons including pedestrians, cyclists and the disabled. | S4. Pedestrian / cycle paths having a minimum width of 1.2m connect the 'plots' to all common buildings and areas. |
| Parking | |
| Assessable Development | |
| O5. The premises provides sufficient vehicle parking for residents and visitors. | S5.1 Visitor car parking is provided adjacent to the office / reception area. S5.2 Each vehicle parking space has: (i) a minimum area of 14 m ² ; (ii) dimensions of 3 m x 5.5 m; and (iii) a turning radius of 5.7 m. |
| Design of Caravan, Cabin and Tent Plots | |
| Assessable Development | |
| O6. All cabins, caravan and tent 'plots' are of sufficient size and dimensions to comfortably accommodate the individual living activities of users and to allow manoeuvring of caravans. | S6. All 'plots' having a minimum: (i) area of 130 m ² ; and (ii) frontage of 10m to an internal road. |

| Column 1 | Column 2 |
|---|---|
| Specific Outcomes | Probable Solutions |
| O7. All cabins, caravan and tent 'plots' are provided with setbacks to enable residents to establish visual privacy. | S7. All 'plots' having a minimum: <ul style="list-style-type: none"> (i) 3 m setback from any adjoining building; and (ii) 2 m setback from an internal road. |
| Design of Relocatable Home Plots | |
| Assessable Development | |
| O8. All relocatable home 'plots' maintain a high standard of residential amenity by being capable of accommodating: <ul style="list-style-type: none"> (i) a range of relocatable homes commonly in use; (ii) any associated carport structure; (iii) one car parking space; and (iv) private open space areas. | S8. All 'plots' having a minimum: <ul style="list-style-type: none"> (i) area of 200 m²; (ii) frontage of 13m to an internal road; (iii) 30 m² of private open space area; (iv) 3 m setback to an internal road; (v) 1.5 m setback from side and rear 'plot' boundaries; and (vi) 3 m setback from any adjoining buildings. |
| Recreation & Open Space Areas | |
| Assessable Development | |
| O9. The premises incorporate passive and active recreation areas both indoors and outdoors to meet the recreational needs of the park residents and visitors. | S9. Open space areas of a minimum of 10% of the total area of the premises (excluding landscape buffers) being dispersed throughout the premises. |
| O10. The premises includes responsible supervision for the orderly conduct of the park at all times. | S10. The premises incorporates a manager permanently residing on the premises within a separately identified manager's residence. |
| On Site Facilities | |
| Assessable Development | |
| O11. Residents have convenient access to facilities <ul style="list-style-type: none"> (i) A conveniently located and accessible kiosk is provided and maintained on the premises for the exclusive use of residents and visitors to the park; and also (ii) reticulated potable water is supplied at a convenient walking distance to each 'plot' and all toilet and ablution buildings; (iii) reticulated power is supplied to individual 'plots' and common facilities; (iv) public telecommunication services are available in a central location; and (v) Sewage and sullage waste disposal is provided on the premises to ensure the health and safety of park residents and visitors without adversely affecting the local natural environment. | S11. No solution specified. |

| Column 1 Specific Outcomes | Column 2 Probable Solutions |
|--|---|
| Workers Accommodation | |
| Accommodation Densities | |
| O1. Accommodation is provided at densities that maintain a reasonable standard of residential amenity for residents of the workers accommodation. | S1 Accommodation is provided at a maximum rate of: (i) 1 rooming unit per 150 sqm of site area; and (ii) 1 dwelling unit per 450 sqm of site area |
| Building Siting and Design | |
| Assessable Development | |
| O2. Building design and siting maintains the character of the locality in terms of building bulk | S2.1 The length of walls and facades does not exceed 15m unless broken by openings or articulation to a depth of 1.5m. S2.2 The maximum site coverage for all buildings is 70%. |
| O3. The height of residential buildings is compatible with and complementary to the surrounding area | S3. No solution specified. |
| O4. All buildings are setback from property boundaries to ensure sufficient visual, noise and odour buffering for residents | S4. Buildings have a minimum setback of: (i) 6m to any adjoining road frontage; and (ii) 10m to any side or rear boundary. |
| O5. Residential buildings are separated from adjoining buildings to maintain visual privacy of residents | S5. Residential buildings are setback a minimum of: (i) 2m to any internal roads; (ii) 1.5m to any internal boundaries; (iii) ms to buildings of maximum 2 storeys; and (iv) 5m to buildings of more than 2 storeys. |
| O6. All buildings are constructed to be easily removed from the site upon the cessation of use. | S6. All buildings are of demountable construction. |
| Internal Road layout and design | |
| Assessable Development | |
| O7. The entrance and exit points have adequate width to allow two vehicles to safely pass. | S7. The minimum widths of the entrance and exit points being: (i) 7m for two way entrance/exit; (ii) 2m for one way entrance; and (iii) 4m for a one way exit. |
| O8. The internal road system is designed to cater for all anticipated vehicle use enabling suitable manoeuvrability and safety whilst avoiding congestion, dust and noise nuisance for residents and adjoining developments. | S8. Internal roads being constructed to a low dust pavement of sufficient strength and characteristics for the traffic load, and being a minimum of: (i) 2m wide for a one way cul-de-sac; (ii) 6m wide for a two way road; and (iii) emergency vehicles have direct access to within 50 m of all buildings. |
| O9. The internal road system makes allowances for pedestrians and cyclists. | S9. Pedestrian/cycle paths having a minimum width of 1.2 m connect to all common buildings and areas. |

| Column 1 Specific Outcomes | Column 2 Probable Solutions |
|--|---|
| Recreation and Open Space Areas | |
| Assessable Development | |
| O10. Premises incorporating rooming units provide communal passive and active recreation areas both indoors and outdoors to meet the recreational needs of residents | S10. Open space at the rate of 5 sqm per rooming unit or person accommodated including one useable areas with a minimum area of 25 sqm having a minimum dimension of 5m. |
| Landscaping | |
| Assessable Development | |
| O11. The premises are landscaped to provide appropriate landscaping infrastructure to enhance liveability | <p>S11.1 Provide soft ground cover for recreation, health and erosion control purposes, with grasses to be sown to ensure rapid grass cover over all unsealed surfaces in and around each building including the required landscaping area, supplemented by established lawn grass in high traffic areas and in areas prone to water run off (i.e. side of roads).</p> <p>S11.2 Provide appropriate hard surface pathways to heavily trafficked areas (eg from door to clothes lines, from door to mail box, communal facilities etc.) which are to be provided with cement pavers (or other kind of paver) laid on an established bed of aggregate.</p> <p>S11.3 Hard landscaping elements such as 1.8 m screen fencing where dwelling houses and outdoor entertainment areas on adjoining land are sited within 5m of the boundary.</p> |
| On Site Facilities and Services | |
| Assessable Development | |
| O12. Where the site is isolated from ready access to existing commercial activities, local convenience services are provided in a central location having a maximum area of 100 sqm. | S12. No solution specified. |

Division 17 - Temporary Use Code

10.77 Application

The Temporary Use Code applies to the whole of the Calliope Shire and is applicable to development for the purposes of Temporary Use.

10.78 Temporary Use Code

- (1) The provisions of this division comprise the Temporary Use Code. They are:
 - (a) Compliance with the Temporary Use Code (**Section 10.79**);
 - (b) Overall Outcomes for the Temporary Use Code (**Section 10.80**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Temporary Use Code (**Section 10.81**).

10.79 Compliance with the Temporary Use Code

- (1) For assessable development, compliance with the Temporary Use Code is achieved when development is consistent with the specific outcomes in **Section 10.81**.
- (2) For self assessable development, compliance with the Temporary Use Code is achieved when development is consistent with the acceptable solutions in **Section 10.81** in **Table 10-18**.

10.80 Overall Outcomes for the Temporary Use Code

- (1) The overall outcome is the purpose of the Temporary Use Code.
- (2) The overall outcomes sought for the Temporary Use Code are the following:
 - (a) opportunities are provided to use premises on an irregular basis for the recreational, educational, sporting, economic, social, cultural or community benefit of the Shire;
 - (b) any temporary use does not cause unacceptable impacts on traffic movement, safety, amenity, health, Shire infrastructure, Shire image or the long term economic viability of established businesses; and
 - (c) when the temporary use ceases, the premises are restored back to their original condition.

10.81 Specific Outcomes and Probable and Acceptable Solutions for the Temporary Use Code

The specific outcomes sought for the Temporary Use Code are included in Column 1 of **Table 10-19** and the acceptable solutions / probable solutions are in Column 2 of **Table 10-19**.

Specific Outcomes and Both Probable and Acceptable Solutions for the Temporary Use Code

Table 10-19

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|--|---|
| Limitations on the Use | |
| O1. A temporary use is of an irregular and infrequent nature. | S1. The use does not involve: <ul style="list-style-type: none"> (i) the construction of a permanent building; (ii) the installation of permanent infrastructure or services on the site; and (iii) any activity of a duration exceeding 30 days in one calendar year. |
| Location | |
| O1. The temporary use is located so that no nuisance is caused to the existing residential amenity of surrounding land. | S1. The temporary use located a minimum of 50m from any residence. |
| Public Conveniences | |
| O1. Adequate temporary public conveniences are available to meet the needs of the expected visitors to the site for the duration of the temporary use. | S1. No solution specified. |
| Signage | |
| O1. Signage on the site is in keeping with the character of the locality and avoids excessive visual clutter. | S1. No solution specified. |
| Infrastructure | |
| O1. The temporary use does not cause unacceptable impacts on the Shire infrastructure including road impacts from traffic movements. | S1. No solution specified. |
| Noise Nuisance | |
| O1. Noise levels from activities on the site are within acceptable limits in keeping with the existing noise levels in the locality and avoid disruption to nearby land uses, particularly residential uses. | S1. No solution specified. |
| Animal Controls | |
| O1. Any animals contained on the site do not cause any disruption to the surrounding locality. | S1.1 Any animals are housed within sound attenuated structures or vehicles between the hours of 11:00 p.m. and 7:00 a.m. S1.2 Any animals are exercised only within the property boundaries. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|---|
| Aesthetics | |
| O1. All buildings and structures do not detract from the amenity of the local area by ensuring a high standard of presentation and maintenance. | S1. No solution specified. |

Division 18 - Tourism Infrastructure Code

10.82 Application

The Tourism Infrastructure Code applies to the whole of the Calliope Shire and is applicable to development for the purposes of Tourist Facility being Bed & Breakfast, Motel and Resort, Camping Ground, Host Farm and Tourist Attraction.

10.83 Tourism Infrastructure Code

- (1) The provisions of this division comprise the Tourism Infrastructure Code. They are:
 - (a) Compliance with the Tourism Infrastructure Code (**Section 10.84**);
 - (b) Overall Outcomes for the Tourism Infrastructure Code (**Section 10.85**); and
 - (c) Specific Outcomes and Probable and Acceptable Solutions for the Tourism Infrastructure Code (**Section 10.86**).

10.84 Compliance with the Tourism Infrastructure Code

- (1) For assessable development, compliance with the Tourism Infrastructure Code is achieved when development is consistent with the specific outcomes in **Section 10.86**.
- (2) For self assessable development, compliance with the Tourism Infrastructure Code is achieved when development is consistent with the acceptable solutions in **Section 10.86** in **Table 10-20**.

10.85 Overall Outcomes for the Tourism Infrastructure Code

- (1) The overall outcome is the purpose of the Tourism Infrastructure Code.
- (2) The overall outcomes sought for the Tourism Infrastructure Code are the following:
 - (a) provide for the establishment of tourism infrastructure in a range of suitable locations in accordance with the relevant locality code; and
 - (b) ensure that such operations are compatible with the desired amenity character of the surrounding area.

10.86 Specific Outcomes and Probable and Acceptable Solutions for the Tourism Infrastructure Code

The specific outcomes sought for the Tourism Infrastructure Code are included in Column 1 of **Table 10-20** and the acceptable solutions / probable solutions are in Column 2 of **Table 10-20**.

Specific Outcomes and Both Probable and Acceptable Solutions for the Tourism Infrastructure Code

Table 10-20

Note:

- This code may also be affected by overlays.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

| Column 1 | Column 2 |
|--|--|
| Specific Outcomes | Probable & Acceptable Solutions |
| Site Suitability | |
| <p>O1. The site has sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> (i) the building or buildings and associated storage areas; (ii) associated car parking areas; (iii) delivery and service vehicles; (iv) landscaping; (v) vehicle access; and (vi) on site vehicle movement. | <p>S1 Premises having a minimum site area and frontage of:</p> <ul style="list-style-type: none"> (i) Bed and Breakfast 800 m² site area and 25 m frontage where connected to reticulated sewerage or 4,000 m² where on-site effluent disposal is provided. (ii) Motel & Resort 2,000 m² site area and a 40 m road frontage in a sewerred area. (iii) Other As determined by performance criteria or provided for in the relevant Locality code. |
| Building Setbacks | |
| <p>O1. Buildings and structures are setback from the road frontage a comparable distance with adjoining buildings and structures so as to be in keeping with the character of the area.</p> | <p>S1 Premises have a minimum setback to the frontage for all buildings and structures of:</p> <ul style="list-style-type: none"> (i) Bed and Breakfast As per a dwelling house setback. (ii) Camping Ground 10 m (iii) Motel 6 m. (iv) Other Uses 6 m. |
| <p>O2. Buildings and structures are setback from the side and rear boundaries such that:</p> <ul style="list-style-type: none"> (i) the amenity of adjoining properties is maintained; (ii) the existing character of the area is maintained; and (iii) appropriate screening and buffering of adjacent land uses is provided. | <p>S2 Premises have a minimum setback to the side and rear boundaries for all buildings and structures of:</p> <ul style="list-style-type: none"> (i) Bed and Breakfast As per a dwelling house setback (ii) Camping Ground 10m from all boundaries (iii) Host Farm 6m. (iv) Motel, Resort & Tourist Attraction 6m to the rear boundary and 3m to the side boundary. |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|---|
| Building Scale and Appearance | |
| <p>O1. The scale, intensity and height of buildings and structures are in keeping with the character of the surrounding area.</p> | <p>S1 Premises have a maximum height and site coverage of:</p> <ul style="list-style-type: none"> (i) Bed and Breakfast As per an existing dwelling house (ii) Host Farm Height of 8.5 m Site coverage of 50% (iii) Motel Does not exceed a height of 3 storeys including a ground storey; Site coverage does not exceed 40%. (iv) Resort & Tourist Attraction Height of buildings do not extend above the tree canopy or where there is no existing vegetation, generally low rise and of a low intensity which is appropriate for the setting; Site coverage does not exceed 30%. |
| Landscaping | |
| <p>O1. Landscaping is provided to:</p> <ul style="list-style-type: none"> (i) create opportunities for multiple use of the site; and (ii) soften the visual impact of the land use and / or associated building(s) from the street and adjoining land use activities.. | <p>S1.1 Other than where in a dwelling house, premises incorporate a landscaped area along the entire frontage of the site, except for the accessway, with a minimum width of:</p> <ul style="list-style-type: none"> (i) 5 m along an arterial road; and (ii) 3 m along any other road which is the principal site frontage. <p>S1.2 Buildings and structures of 2 storeys or more in height are complemented by species that attain a mature height of at least 10 m.</p> <p>S1.3 For any carpark containing more than 5 m spaces, one tree is provided per 6 car parking spaces within the car parking area.</p> <p>S1.4 A landscaped strip not less than 3 m in width is provided between a car park and a road frontage and 1.5 m between a car park and an adjoining property.</p> <p>Note: Please refer to Council's Assets Register for a description of the Council's Road Hierarchy</p> |
| Advertising | |
| <p>O1. All signage provided on the site is designed and located in compliance with the Advertising Devices Code by ensuring signage is:</p> <ul style="list-style-type: none"> (i) appropriate to the site; (ii) consistent with the amenity and character of the surrounding area; and | <p>S1. For Host Farm and Bed & Breakfast premises, signage is provided as follows:</p> <ul style="list-style-type: none"> (i) a maximum of one sign per premises, not exceeding 0.5 m² in residential areas or 2 m² in rural areas; and |

| Column 1 Specific Outcomes | Column 2 Probable & Acceptable Solutions |
|---|--|
| (iii) meets the needs of the premises for advertising | (ii) contain only information about the name of the occupier including business name, address and contact numbers and accommodation rates. |
| Site Suitability | |
| <p>O1. Host Farms, Resorts and Tourist Attractions are located on a site that has:</p> <ul style="list-style-type: none"> (i) proximity to a natural attraction without impacting upon the attributes or values which give rise to the attractiveness of the site; (ii) proximity to infrastructure and services adequate to meet the day-to-day needs of the tourist population likely to be generated by development on the site; and (iii) land suitable in its physical characteristics to accommodate the form, scale and intensity of development. | S1. No solution specified. |
| Community Safety | |
| <p>O1. All premises are designed to achieve safety for all users by ensuring that:</p> <ul style="list-style-type: none"> (i) buildings are sited, orientated and designed to maximise casual surveillance of public spaces and designed to avoid opportunities for personal concealment; (ii) entries to buildings are exposed to the main street frontage and are clearly delineated; (iii) general public parking areas are clearly designated, well-lit and have clearly-defined access points; and (iv) premises are well-lit to encourage informal surveillance with well-placed, low wattage lighting to minimise 'blind spots'. | S1. No solution specified. |
| Bed & Breakfast & Host Farms | |
| O1. The scale and nature of the activity is consistent with the scale and nature of a residential dwelling. | S1. No solution specified. |