



### *Roads External to the Site*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P8 The Roads adjacent to the Service Station Site are of an appropriate standard to meet the needs of the use and maintain safety in and around the Site.</p>	<p>A8.1 A 6 metre wide deceleration lane is provided along the Frontage/s of the Site.</p>
	<p>A8.2 A 9 metre by 3 chord truncation is provided at any Road intersection adjacent to the Site.</p>
	<p>A8.3 Any land required for the deceleration lane or the corner truncation is dedicated as Road at no cost to Council.</p>
	<p>A8.4 A 1.5 metre footpath is provided for the full length of the Site Frontage/s, if the Service Station is located in an urban area.</p>
	<p>A8.5 Roadworks are constructed to the Frontage/s of the Site in accordance with the relevant Australian Standard and include:</p> <ul style="list-style-type: none"> <li>• bitumen seal</li> <li>• kerb and channel</li> <li>• drainage works as required.</li> </ul>



#### **4.5.18 Short Term Accommodation Code**

##### **Purpose**

The purpose of this Code is to:

- ensure that Short Term Accommodation is consistent with the desired character and amenity of the area; and
- ensure that an acceptable level of facilities is provided for guests and short term residents of Short Term Accommodation.

##### **Applicability**

This Code applies to assessable development for a Material Change of Use for Short Term Accommodation.

##### **Elements of the Code**

###### ***Site Requirements***

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P1	A Site for Short Term Accommodation has sufficient area and dimensions to accommodate the Buildings/structures, open space, car parking and associated vehicular Access, Landscaping and recreation facilities for the enjoyment of guests and short term residents.	A1.1	The Site has a minimum area of 1000 m <sup>2</sup> .  AND  The Site has a Road Frontage of 25 metres.

###### ***Location and Amenity***

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P2	Short Term Accommodation is located in areas which offer convenience to residents, and is designed to be compatible with the locality and surrounding area in which it is located.	A2.1	Short Term Accommodation is conveniently located in established areas in close proximity to public transport, Shopping Facilities and health care services.



### *Site Layout*

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
P3 The siting of Buildings is compatible with the desired character of the area and contributes to the streetscape and amenity of the area.	A3.1 Landscaping is provided within the Setback areas to provide a buffer to adjoining uses and privacy for guests.
P4 The building bulk is reduced through effective design and materials.	A4.1 The overall length of any Building does not exceed 30 metres.
	A4.2 The length of any continuous wall plane does not exceed 15 metres.
	A4.3 Building bulk is reduced by balconies, patios, recesses and variations in exterior building materials and colours.
	A4.4 Elevations provide visual interest through building elements, exterior colours, textures and materials.  AND  Buildings are designed in accordance with the requirements of Planning Scheme Policy No 2 – Building Design and Architectural Elements.
P5 The development addresses the street Frontage to enhance the amenity of the streetscape.	A5.1 The Building has balconies and patios that face the Main Street Frontage, and remain unenclosed.
	A5.2 Perimeter fencing to any street Frontage complies with any specific fencing requirements detailed in the relevant Planning Area Code.



<p>P6 Short Term Accommodation does not adversely affect the privacy or liveability of adjoining development, and achieves a pleasant living environment for residents.</p>	<p>A6.1 Windows and openings of Habitable Rooms do not overlook Habitable Rooms of adjoining developments.</p> <p style="text-align: center;">OR</p> <p>Where Habitable Rooms overlook Habitable Rooms of adjoining developments, privacy is protected by one or more fixed external screens or other suitable elements that avoid overlooking.</p> <p>A6.2 Screening is provided where any windows, balconies or patios overlook other windows, balconies or patios of other units within the development.</p>
<p>P7 Vehicle parking areas and driveways are safe, convenient and have minimal impacts on adjoining development.</p>	<p>A7.1 Vehicle parking areas are located under or behind the Building so they are not visually prominent from the street.</p> <p>A7.2 The car parking area is:</p> <ul style="list-style-type: none"> <li>• illuminated at night</li> <li>• well ventilated to avoid fumes being trapped</li> <li>• screened from adjoining development</li> <li>• 60% covered.</li> </ul> <p>A7.3 The driveway is a minimum of 2 metres from the side or rear boundary.</p> <p style="text-align: center;">AND</p> <p>1.5 metre landscaped screen is provided along the side or rear boundary adjacent to the driveway with Landscaping planted in an area clear of underground services.</p>



P8	The Short Term Accommodation does not adversely impact on the natural environment.	A8.1	The siting and design of the development ensures the retention of existing mature vegetation on the Site.
		A8.2	Where removal of mature vegetation is required for siting of the new Building/s, replacement advanced mature vegetation is planted on Site.
		A8.3	The siting of Short Term Accommodation minimises cut unless required for a basement or semi-basement car park.



### ***Landscaping and Recreational Areas***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P9 Landscaping and Recreation Areas are provided to meet the reasonable requirements of guests or short term residents.</p>	<p>A9.1 Landscaping and Recreation Areas must be provided at a minimum rate of:</p> <ul style="list-style-type: none"> <li>• 5 m<sup>2</sup> per bed for dormitory accommodation; and</li> <li>• 10 m<sup>2</sup> per Private Room.</li> </ul> <p style="text-align: center;">AND</p> <p>At least 50% of the total Landscaping and Recreation Area required above is provided as one communal area, having a minimum dimension of 6 metres.</p> <p>A9.2 In addition, each Private Room is provided with a private roofed balcony, or patio with a minimum area of 6 m<sup>2</sup> and a minimum depth of 2 metres.</p> <p>A9.3 In the case where more than 20 Bed Spaces are contained in the Short Term Accommodation, a recreational facility such as a swimming pool, unlit tennis court or unlit volleyball court is provided.</p> <p>A9.4 Any swimming pool located within the front setback is a minimum of 3 metres from the Main Street frontage.</p> <p>A9.5 No suspended or above ground swimming pool structures are located within the 6 metre setback to the Main Street frontage.</p>



### *Facilities and Services*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P10 Sufficient services and facilities are provided for the requirements of the guests or short term residents, and are provided in convenient locations for their use.</p>	<p>A10.1 In the case of boarding houses, hostels and dormitory accommodation, an external clothes drying area of 30 m<sup>2</sup> is provided for use by all guests. The external clothes drying area/s is screened from view form public viewing points.</p> <p>A10.2 In the case of Private Room accommodation, an internal communal mechanical drying facility may be provided.</p> <p>A10.3 A refuse bin storage area is provided and located for convenient use by all guests and is readily accessible to waste management contractors.</p> <p style="text-align: center;">AND</p> <p>The refuse bin storage area is screened from view from public Roads, is roofed and drained to sewer and has a hose and hose cock attached to provide for cleaning.</p>



#### 4.5.19 Telecommunication Facilities Code

##### **Purpose**

The purpose of this Code is to facilitate the provision of telecommunication services while minimising detrimental visual, environmental and community safety impacts.

##### **Applicability**

This Code applies to assessable development for a Material Change of Use for Telecommunication Facilities, excluding low impact facilities as defined by the Telecommunications, (Low Impact Facilities Determination) 1997 under the *Telecommunications Act*.

##### **Elements of the Code**

##### ***Siting and Design***

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P1	Telecommunication Facilities are located so as to minimise their impact on the landscape or townscape.	A1.1	Telecommunication Facilities are located underground.  OR  Telecommunication Facilities are co-located with other Telecommunication Facilities.  OR  Telecommunication Facilities are located in or on an existing structure.  AND  Telecommunication Facilities are not located on the exterior of any Building identified on any relevant Cultural Heritage/Valuable Site Overlay on any relevant Locality Map.





P2	Telecommunication Facilities are sited and designed such that they are visually integrated, as much as possible, with the landscape or townscape so as not to be visually obtrusive.	A2.1	The Height of any Telecommunication Facility does not protrude more than 1 metre above the level of the existing tree canopy or ridgelines or the Building rooftops in the townscape.
		A2.2	Telecommunication Facilities are painted a colour which blends in with the surrounding landscape/townscape.
		A2.3	Telecommunication Facilities are sited to minimise the potential of over shadowing on adjoining and nearby land uses.
		A2.4	Telecommunication Facilities are located predominantly in industrial, commercial or rural areas.
P3	Telecommunication Facilities are sited and designed having taken into account contemporary standards relevant to the mobile telecommunications industry.	A3.1	Telecommunication Facilities are sited and designed in accordance with any relevant requirements detailed in the: Industry Code for the Deployment of Radiocommunications Infrastructure, ACIF C564:2002.

### *Community Safety*

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P4	Telecommunication Facilities are constructed, operated and managed so as public health and safety are maintained.	A4.1	Emission of light, vibration, smell or radiation beyond the Site meets the State and National standards including Australian Standard Radio Frequency Radiation – Maximum Exposure Levels.
P5	Any stand alone Telecommunication Facilities are securely fenced and adequately sign posted.	A5.1	To discourage public Access, the Site of any stand alone facility is enclosed by 1.8 metre high mesh security fence painted the same or similar colour as the facility.
		A5.2	The Site of any stand alone facility is appropriately signed with warning signs.



### *Access and Car Parking*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P6	The Site of a stand alone Telecommunication Facility is provided with adequate Access and vehicle standing area to facilitate the required level of servicing and maintenance.	A6.1	<p>Any stand alone facility is provided with a vehicular driveway, of a maximum width of 4 metres, and vehicle standing area which are constructed to an all weather surface and to accommodate stormwater drainage, where required.</p> <p>AND</p> <p>A vehicle standing area is provided within the fenced Site of any stand alone facility.</p>



#### 4.5.20 Tourist Attraction Code

##### Purpose

The purpose of this Code is to:

- facilitate the development of Tourist Attractions in the Shire that showcase environmental, agricultural or rural attractions and which are compatible in character and scale with the surrounding environment and the locality;
- ensure that a Tourist Attraction is not located on GQAL; and
- ensure that a Tourist Attraction is located to be conveniently accessible and where there are minimal impacts on surrounding land uses.

##### Applicability

This Code applies to assessable development for a Material Change of Use for a Tourist Attraction.

#### Elements of the Code

##### *Location and Compatibility*

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P1	Tourist Attractions are appropriately located to showcase existing environmental, agricultural or rural attractions and be complementary to surrounding uses, the environment and the locality.	A1.1	Tourist Attractions are not located on GQAL.
		A1.2	Tourist Attractions are based on environmental, agricultural or rural themes appropriate to the locality in which they are located and with the environmental, agricultural or rural activity remaining as the dominant or primary land use on the Site.
		A1.3	Tourist Attractions are located in accessible locations with all weather Access to a bitumen sealed Road.
		A1.4	Tourist Attractions are located on an existing lot or lots that do not require reconfiguration to contain the use.
		A1.5	Tourist Attractions do not adversely impact on surrounding uses, in terms of noise, traffic and general amenity.



### *Amenity*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P2 Any Buildings/structures associated with the Tourist Attraction are complementary to the surrounding environment.</p>	<p>A2.1 Buildings/structures are compatible in scale, design and colour to the surrounding natural and built environment.</p> <p>A2.2 Buildings/structures are compatible in scale with existing Buildings in the locality and are located on the Site so as to be unobtrusive.</p> <p>A2.3 Landscaping of the Site is appropriate to the facility and existing locality, with the retention of existing native vegetation and the inclusion of additional vegetation with species identified in the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>

### *Ancillary facilities*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P3 Any ancillary facilities or uses are compatible with and relevant to the theme of the Tourist Attraction.</p>	<p>A3.1 Any ancillary facilities or uses are limited to small-scale retail areas, café/Restaurant or display areas.</p>
<p>P4 Any ancillary Buildings are appropriate in terms of scale and design with the primary Tourist Attraction Building and provide connectivity and weather protection for patrons and staff.</p>	<p>A4.1 Any ancillary Buildings are compatible in scale, design and colour to the main Tourist Attraction Building and the surrounding environment.</p> <p>A4.2 Any ancillary Buildings are connected to the main Tourist Attraction Building with covered walkways 1.2 metres footspace.</p>



## **4.6 General Codes**

### **4.6.1 Design and Siting of Advertising Devices Code**

#### **Purpose**

The purpose of this Code is to:

- ensure that Advertising Devices do not adversely impact on the streetscape or detract from the amenity of the locality;
- ensure that Advertising Devices are appropriate to the scale of surrounding Buildings and the locality;
- ensure that any Advertising Devices which are incorporated in the Site design of a development or the architecture of a Building, complement the Building or development;
- limit the number of Advertising Devices to avoid excessive signage throughout the Shire; and
- ensure that Advertising Devices do not dominate the surrounding vegetation, Landscaping or natural features of the environment and scenic amenity values of the Shire.

#### **Applicability**

This Code applies to assessable development for:

- Material Change of Use:

Except for the following Uses in all Localities:

- Caretaker's Residence
  - Educational Establishment
  - Home Industry
  - House
  - Outstation/Seasonal Camp
  - Primary Industry
  - Private Forestry
  - Public Utilities and Facilities
  - Special Residential Use
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use.



## Elements of the Code

### *Signage Type*

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P1	Advertising Devices are subservient in scale to the primary use of the Site and relate to the use/s carried out on the Site.	A1.1	Where a Balloon, Blimp, Kite, Bunting, Flag, Banner or similar: <ul style="list-style-type: none"><li>• safely tethered to the ground, Building or structure;</li><li>• maximum one per business;</li><li>• displayed for one calendar month;</li><li>• not located over or attached to the ground of a Council controlled Road or a State-Controlled Road (SCR).</li></ul>
		A1.2	Where a Below Awning Sign: <ul style="list-style-type: none"><li>• maximum one per business, or one per Frontage;</li><li>• maximum Height of 0.6 metres</li><li>• ground clearance not less than 2.6 metres</li><li>• maximum width of 0.3 metres;</li><li>• maximum length of 2.5 metres and does not project beyond the awning.</li></ul>



	<p>A1.3 Where a Chalk Board or A Frame Sign:</p> <ul style="list-style-type: none"> <li>• maximum of one Chalk Board or A Frame Sign per business, or Frontage;</li> <li>• maximum Height of 1 metre;</li> <li>• maximum width of 0.6 metre;</li> <li>• able to be readily relocatable on a daily basis, if located within a Road reserve;</li> <li>• do not rotate or spin in the wind;</li> <li>• only allowable within a State-controlled Road reserve where the speed limit is 60 km/hr or less;</li> <li>• if located within the Road reserve, located a minimum of 1 metre from the kerb;</li> </ul> <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> <li>• where no kerb, a minimum of 10 metres from the edge of the Road carriageway.</li> </ul> <p>A1.4 Where a Directional Sign:</p> <ul style="list-style-type: none"> <li>• if attached to a street sign, has the same dimensions as the street sign, unilluminated and advertising the name and distance/direction to the business;</li> <li>• maximum of one directional sign per business attached to any street sign;</li> <li>• if attached to a property boundary fence or gate, maximum area of 0.3 m<sup>2</sup>, unilluminated and advertising only the name and distance/direction to the business which is carried out on the property;</li> <li>• maximum of one directional sign to any property boundary fence or gate for each Road Frontage.</li> </ul>
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	<p>A1.5 Where a Fascia Sign located on the fascia of an awning:</p> <ul style="list-style-type: none"> <li>• maximum of one fascia sign per business or one per Frontage;</li> <li>• maximum Height above Ground Level of 2.5 metres;</li> <li>• does not project above or below the fascia of the Building;</li> <li>• does not project within 0.45 metre Setback from the face of the kerb or where no kerb exists, 0.30 metre from the fascia.</li> </ul> <p>A1.6 Where a Home Activity or Home Based Business Sign:</p> <ul style="list-style-type: none"> <li>• maximum of one sign per business;</li> <li>• maximum area of 0.3 m<sup>2</sup>;</li> <li>• located on the same premises as the Home Activity/ Home Based Business;</li> <li>• not illuminated;</li> <li>• advertises only the name and occupation of the operator of the business.</li> </ul> <p>A1.7 Where a Projecting Wall Sign:</p> <ul style="list-style-type: none"> <li>• maximum of one projecting wall sign on any building facade or boundary wall;</li> <li>• does not project further than 0.75 metres from the building line;</li> <li>• minimum vertical clearance of 2.6 metres from the ground;</li> <li>• not located above any awning and located at ground floor level;</li> <li>• maximum surface area of 1 m<sup>2</sup>;</li> <li>• maximum depth of 0.3 metres;</li> <li>• does not project above the roof, parapet, or Building or wall line.</li> </ul>
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	<p>A1.8 Where a Symbol, being any ornamental design or device not otherwise described, whether or not a message is included in the design or device:</p> <ul style="list-style-type: none"> <li>• maximum area of 1 m<sup>2</sup>.</li> </ul> <p>A1.9 Where a Tenancy Sign:</p> <ul style="list-style-type: none"> <li>• maximum of one tenancy sign per Site or development;</li> <li>• maximum Height of 5 metres;</li> <li>• maximum width of 1.5 metres;</li> <li>• maximum depth of 0.3 metres;</li> <li>• limited to one double sided sign with one advertising panel on each side of the sign, each advertising panel with a maximum area of 4 m<sup>2</sup>;</li> <li>• located on the boundary of a Site or fixed to a wall on the boundary of a Site to a Road Frontage.</li> </ul> <p>A1.10 Where a Wall Sign:</p> <ul style="list-style-type: none"> <li>• maximum of one wall sign on any building facade or boundary wall;</li> <li>• maximum area of 4 m<sup>2</sup>;</li> <li>• maximum length of 3 metres;</li> <li>• maximum Height of 2 metres and sited at ground floor level of a Building or boundary wall;</li> <li>• does not project further than 0.10 metres from the face of the wall.</li> </ul> <p>A1.11 Where a Window Sign:</p> <ul style="list-style-type: none"> <li>• limited to windows on ground floor level only of any Building, or ground floor level and one level above if the Building is of a commercial nature;</li> <li>• maximum area of 1.2 m<sup>2</sup>;</li> <li>• maximum Height of 1 metre;</li> <li>• maximum length of 2.4 metres.</li> </ul>
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	<p>A1.12 Where an Indirectly Illuminated Sign:</p> <ul style="list-style-type: none"><li>• artificial light limited to illuminating the face of the sign;</li><li>• does not cause light spillage from the source of external illumination;</li><li>• complies with other relevant requirements for the particular type of Advertising Device, which are specified in this Code;</li><li>• not located within a State-Controlled Road or on a Council Road.</li></ul>
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## ***Signage Location***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P2 Advertising Devices are located in appropriate areas, relative to the land uses in the area and the amenity and character of the area<sup>46</sup>.</p>	<p>A2.1 Particular types of Advertising Devices are considered appropriate in the following locations:</p> <ul style="list-style-type: none"> <li>• Residential, Rural and Rural Settlement Areas: <ul style="list-style-type: none"> <li>- Home Activity/Home Based Business Sign; and</li> <li>- Directional Sign</li> </ul> </li> <li>• Tourist and Residential Areas: <ul style="list-style-type: none"> <li>- Directional Sign;</li> <li>- Projecting Wall Sign;</li> <li>- Symbol;</li> <li>- Wall Sign; and</li> <li>- Indirectly Illuminated Sign.</li> </ul> </li> <li>• Commercial and Tourist Commercial Areas: <ul style="list-style-type: none"> <li>- Balloon, Blimp, Kite, Bunting, Flag, Banner or similar (temporary);</li> <li>- Below Awning Sign;</li> <li>- Chalk Board or A Frame Sign;</li> <li>- Directional Sign;</li> <li>- Fascia Sign;</li> <li>- Projecting Wall Sign;</li> <li>- Symbol;</li> <li>- Tenancy Sign;</li> <li>- Wall Sign;</li> <li>- Window Sign; and</li> <li>- Indirectly Illuminated Sign.</li> </ul> </li> <li>• Industrial Areas: <ul style="list-style-type: none"> <li>- Balloon, Blimp, Kite, Bunting, Flag, Banner or similar (temporary);</li> <li>- Tenancy Sign;</li> <li>- Wall Sign;</li> <li>- Window Sign; and</li> <li>- Indirectly Illuminated Sign.</li> </ul> </li> </ul>

<sup>46</sup> Any Advertising Device located on a State-Controlled Road, must comply with the requirements of the *Transport Infrastructure Act 1994* and in particular the Ancillary Works and Encroachment Notice (No 1) 2001.



#### **4.6.2 Filling and Excavation Code**

##### **Purpose**

The purpose of this Code is to ensure that filling and excavation do not:

- affect visual/scenic amenity values of the Shire;
- cause flooding and drainage problems;
- impact upon the environment of an area;
- cause land instability; or
- adversely impact upon utility services.

##### **Applicability**

This Code applies to assessable development for:

- Material Change of Use:

Except for the following Uses in all Localities:

- Business Facilities – using and existing Building
  - Home Activity
  - Off Premises Advertising Device
  - Primary Industry
  - Private Forestry
  - Restaurant – using and existing Building
  - Shopping Facility – using an existing Building
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- Operational Work Associated with Reconfiguring a Lot;
  - Operational Work – Filling or Excavation not associated with a Material Change of Use; and
  - Operational Work – Engineering Works not associated with a Material Change of Use;



## Elements of the Code

### *Filling and Excavation – General*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area.</p>	<p>A1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p>
	<p style="text-align: center;">AND</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p>
	<p>A1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p>
	<p>A1.3 Cuts are screened from view by the siting of the Building/structure, wherever possible.</p>
	<p>A1.4 Topsoil from the Site is retained from cuttings and reused on benches/terraces.</p>
	<p>A1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600 mm to any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained.</p>
	<p>A1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.</p>



### *Visual Impact and Site Stability*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p>A2.1 The extent of filling or excavation does not exceed 40% of the Site area or 500 m<sup>2</sup> whichever is the lesser.</p> <p style="text-align: center;">EXCEPT THAT</p> <p>A2.1 does not apply to reconfiguration of 5 lots or more.</p> <p>A2.2 Filling and excavation does not occur within 2 metres of the Site boundary.</p>

### *Flooding and Drainage*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P3 Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves.</p>	<p>A3.1 Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.</p> <p>A3.2 Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.</p> <p>A3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.</p> <p>A3.4 Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>

### *Water Quality*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P4 Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p>A4.1 Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>



### **4.6.3 Landscaping Code**

#### **Purpose**

The purpose of this Code is to:

- ensure that new Landscaping incorporates plants which encourage Biodiversity;
- maintain and strengthen the tropical and native landscape character of the Shire through high quality landscape works;
- ensure that Landscaping enhances the visual quality and unique identity of different parts of the Shire by featuring endemics;
- create attractive streetscapes and public spaces through landscape design and the use of street trees and shade trees;
- ensure that native species are incorporated into Landscaping, as a means of providing continuity between developed and undeveloped areas;
- ensure that existing vegetation on Site is retained, protected during works and integrated with the built environment;
- ensure preferred plant species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping; and
- ensure that Landscaping screens Buildings to reduce their bulk and to enhance the landscape character of the Shire.

#### **Applicability**

This Code applies to assessable development for:

- Material Change of Use:

Except for the following Use:

- House (other than a House which is Code Assessable and then the Code applies)
- Operational Work Associated with Reconfiguring a Lot;



## Elements of the Code

### *Landscape Design*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P1 Landscape design satisfies the purpose and the detailed requirements of this Code.</p>	<p>A1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.</p> <p style="text-align: center;">AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>

### *Landscape-Character and Planting*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P2 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.</p>	<p>A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p>A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</p> <p style="text-align: center;">OR</p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.</p> <p>A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.</p>





<p>P3 Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping<sup>47</sup>.</p>	<p>A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.</p> <p>A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.</p> <p>A3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.</p> <p>A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>
<p>P4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p>	<p>A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>
<p>P5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.</p>	<p>A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.</p> <p>A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.</p> <p>A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.</p> <p>A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.</p>

<sup>47</sup> Vegetation clearing is required to be undertaken in accordance with Local Law – Vegetation Management.



## Screening

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P6	Fences along street Frontages are articulated with appropriate Landscaping.	A6.1	Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.
		A6.2	Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.
P7	Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	A7.1	One shade tree is provided for each private open space or private Recreation Area.
		A7.2	Tree species provide 30% shade over the area within 5 years.
		A7.3	A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.
		A7.4	Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.
P8	Undesirable features are screened with Landscaping.	A8.1	Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.
P9	The environmental values of the Site and adjacent land are enhanced.	A9.1	Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.



### *Streetscape and Site Amenity*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P10	Landscaping for residential development enhances the streetscape and the visual appearance of the development.	A10.1	<p>Dense Planting along the front of the Site incorporates:</p> <ul style="list-style-type: none"> <li>• shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting;</li> <li>• landscape screening of blank walls;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>
		A10.2	<p>Dense Planting to the rear of the Site incorporates:</p> <ul style="list-style-type: none"> <li>• 1 shade tree for an average of every 75 m<sup>2</sup>, growing to the Building eave Height within 5 years of planting;</li> <li>• screening shrubs to grow to 3 metres in Height within 2 years of planting;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>
		A10.3	<p>Dense Planting to the side boundaries incorporates:</p> <ul style="list-style-type: none"> <li>• trees planted for an average of every 10 metres where adjacent to a Building;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>
P11	Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.	A11.1	<p>Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> <li>• shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate;</li> <li>• landscape screening of blank</li> </ul>



	<p>walls;</p> <ul style="list-style-type: none"> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> <li>• 1 shade tree for an average of every 75 m<sup>2</sup> growing to the Building eave Height within 5 years of planting;</li> <li>• screening shrubs to grow to 3 metres in Height within 2 years of planting;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p>A11.3 Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> <li>• trees planted for an average of every 10 metres where adjacent to a Building;</li> <li>• screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p>A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p>
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### *Maintenance and Drainage*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P12 Landscaped areas are designed in order to be maintained in an efficient manner.</p>	<p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p>A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p> <p>A12.3 Turf areas are accessible by standard lawn maintenance equipment.</p> <p>A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.</p> <p>A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>
<p>P13 Stormwater runoff is minimised and re-used in Landscaping through water infiltration, where appropriate.</p>	<p>A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p>A13.2 Overland flow paths are not to be restricted by Landscaping works.</p> <p>A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.</p>



## *Safety*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P14 Tree species and their location accommodate vehicle and pedestrian sight lines.	A14.1 Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.
P15 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	A15.1 Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.
	A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.
	A15.3 Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).
	A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards

## *Utilities and Services*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P16 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.
	A16.2 All underground services are to be located under pathways and below the eaves of the Building.
	A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.
	A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.
	A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.



	<p>A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land:</p> <ul style="list-style-type: none"><li>• in an electric line shadow; or</li><li>• within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary.</li></ul> <p>A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p> <p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres 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>
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#### **4.6.4 Natural Areas and Scenic Amenity Code**

##### **Purpose**

The purpose of this Code is to ensure that areas of natural value/environmental significance and Scenic Amenity value throughout the Shire are retained and conserved in order to:

- maintain and improve landscape integrity and Scenic Amenity values;
- retain areas in their natural state and protect them from inappropriate, visually obtrusive development;
- protect areas as valuable natural, environmental and scenic areas which are an asset to the Shire;
- maintain areas for their combination of landscape elements which create the dominant landscape character of the Shire;
- protect fauna habitat and linkages;
- maintain and improve the ecosystem functions of aquatic systems;
- maintain essential ecological processes;
- protect Biodiversity; and
- protect the unique environmental values of the Shire which are of International significance.

##### **Applicability**

This Code applies to assessable development for:

- Material Change of Use;
- Reconfiguring a Lot;
- Operational Work Associated with Reconfiguring a Lot;
- Operational Work – Filling or Excavation not associated with a Material Change of Use;
- Operational Work – Engineering Works not associated with a Material Change of Use;
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use in the World Heritage and Environs Locality; and
- Building Work other than Minor Building Work not associated with a Material Change of Use in the World Heritage and Environs Locality

where the Designated Development Area (DDA) is within, or partially within, an area of \*Remnant Vegetation,

OR

the boundary of the DDA is within 50 metres of an area of \*Remnant Vegetation,

OR

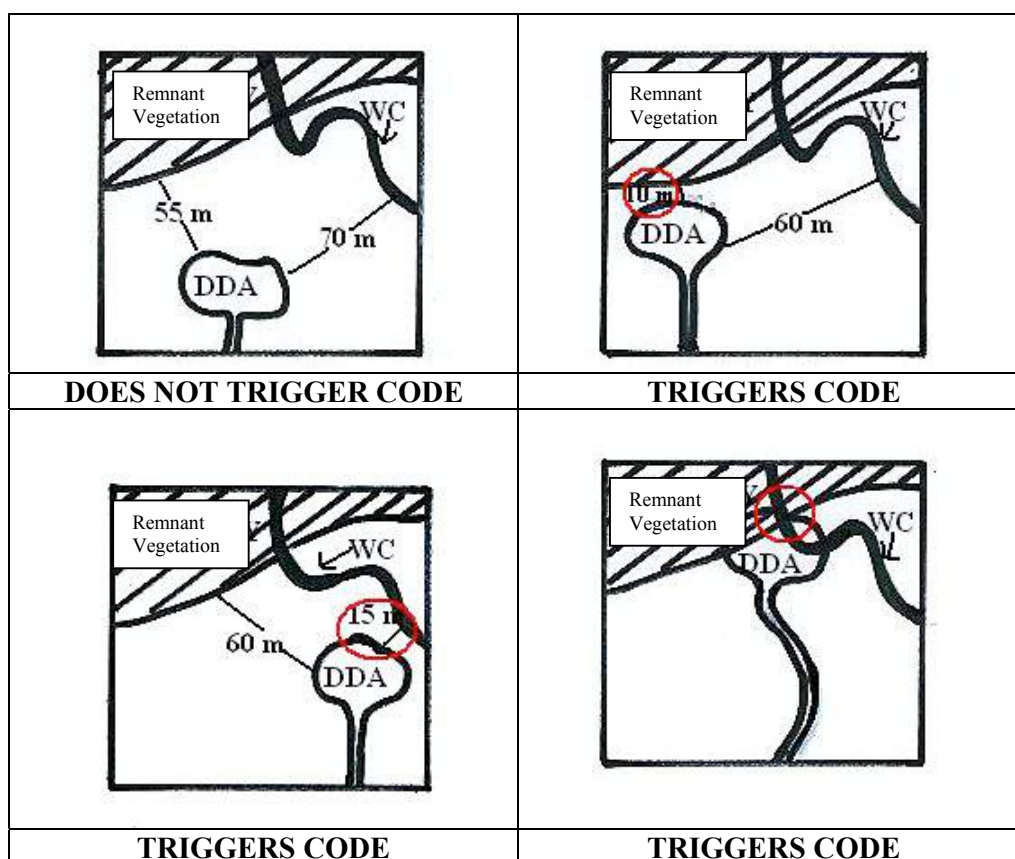


the boundary of the DDA is within 50 metres of a \*Watercourse included in:

- Category 1 - Major Perennial Watercourse;
- Category 2 - Perennial Watercourse; or
- Category 3 – Minor Perennial Watercourse;

*\* as defined in the Administrative Definitions of this Planning Scheme*

SEE DIAGRAMS BELOW:



**NOTE:**

The boundary and the extent of Remnant Vegetation and the boundary of any Watercourse on a development Site is to be ground-truthed by Council prior to an application being made to Council<sup>48</sup>.

The accurate location of a DDA will be determined on a site specific basis to identify the boundary of existing vegetation and the location of any watercourse on the development site.

<sup>48</sup> The boundary and the extent of Remnant Vegetation and the boundary of any Watercourse on a development Site will be ground-truthed by Council at no cost to the landowner – refer to Planning Scheme Policy No. 8 – Natural Areas and Scenic Amenity.



## Elements of the Code

### *Development in Areas of Natural and Scenic Amenity Value*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P1 Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.</p>	<p>A1.1 Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p>A1.2 Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
<p>P2 Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.</p>	<p>A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> <li>• adjacent to existing development;</li> <li>• within an existing cleared area;</li> <li>• within a disturbed area with little potential for rehabilitation;</li> <li>• within an area close to an Access Road;</li> <li>• removed from an identified area of important habitat.</li> </ul> <p>A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p> <p>A2.3 No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p>



	<p>A2.4 Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p>A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> <p>A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p>A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p> <p style="text-align: center;">AND</p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p> <p>A2.8 There is no fragmentation or alienation of any Remnant Vegetation.</p> <p>A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.</p>
<p>P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>



### *Setback Areas/Riparian Corridors*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P4 Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.</p>	<p>A4.1 For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.</p> <p>A4.2 Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>A4.3 The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> <li>• Category 1 – Major Perennial Watercourse – 30 metres</li> <li>• Category 2 – Perennial Watercourse – 20 metres</li> <li>• Category 3 – Minor Perennial – 10 metres,</li> </ul> <p style="text-align: center;">AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p>



	<p style="text-align: center;">OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> <li>• Category 1 – Major Perennial Watercourse – 10 metres</li> <li>• Category 2 – Perennial Watercourse – 5 metres</li> <li>• Category 3 – Minor Perennial – 2.5 metres,</li> </ul> <p style="text-align: center;">AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p> <p>A4.4 Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>
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***Use of Setback Areas/Riparian Corridors***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P5 Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.</p>	<p>A5.1 Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p> <p>A5.2 The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.</p>



***Retaining and Protecting Highly Visible Areas***

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P6	Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.	A6.1	Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.
		A6.2	Any development remains unobtrusive and sited below the tree line and ridge line.  (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).



#### **4.6.5 Reconfiguring a Lot Code**

##### **Purpose**

The purpose of this Code is to ensure that:

- lots are suitable for their intended purpose;
- the environmental and scenic values of the Shire are protected;
- lot reconfiguration in the Rural Planning Area and Rural Settlement Planning Area does not result in the fragmentation or alienation of GQAL;
- lot reconfiguration of land achieves good urban design outcomes; and
- lot reconfiguration in the urban areas of the Shire facilitates:
  - the efficient use of land;
  - safe, convenient and attractive neighbourhoods and functional industrial or commercial areas;
  - the efficient provision of infrastructure;
  - the efficient provision of transport services;
  - the provision of public open space, Landscaping and Recreational Areas for outdoor recreation and community activities; and
  - opportunities for walking and cycling for recreation and as alternative methods of travel.

##### **Applicability**

This Code applies to assessable development for:

- Reconfiguring a Lot; and
- Operational Work Associated with Reconfiguring a Lot.

Rearranging a boundary or boundaries that does not create any additional lots requires assessment against Performance Criteria P21 and Acceptable Solution A21.1 relating to Boundary Realignment in this Code.

#### **Elements of the Code**

##### ***Area and Dimensions of Lots***

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P1	Lots are of sufficient area and dimensions to meet the requirements of the users and accommodate the form of development likely to be constructed in the respective Planning Areas, together with the open space, Landscaping, Access and car parking associated with the particular form of development.	A1.1	Lots comply with the area and dimensions identified for lots in the respective Planning Areas in Table 1.



**Table 1 – Minimum Area and Dimensions of Lots for each Planning Area**

<b>Planning Area</b>	<b>Minimum Area</b>	<b>Minimum Dimensions</b>
Rural  EXCEPT FOR <ul style="list-style-type: none"> <li>World Heritage Areas and Environs Locality; and</li> <li>Settlement Areas North of the Daintree River Locality.</li> </ul>	<ul style="list-style-type: none"> <li>40 hectares</li> <li>As existing with no further reconfiguration</li> </ul>	To accommodate square with minimum side of 500 metres
Rural Settlement <ul style="list-style-type: none"> <li>Within Settlement Areas North of the Daintree River Locality and at Rocky Point.</li> <li>In other Localities and areas</li> </ul>	<ul style="list-style-type: none"> <li>As existing with no further reconfiguration</li> <li>0.4 hectares</li> </ul>	<ul style="list-style-type: none"> <li>To accommodate square with minimum side of 50 metres</li> </ul>
Residential 1 <ul style="list-style-type: none"> <li>Within sewered areas</li> <li>Within unsewered areas</li> <li>Within Special Management Area 1 – Flagstaff Hill</li> <li>Located at Rocky Point</li> </ul>	<ul style="list-style-type: none"> <li>800 m<sup>2</sup></li> <li>1000 m<sup>2</sup></li> <li>1500 m<sup>2</sup></li> <li>3500 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>To accommodate square with minimum side of 20 metres</li> <li>To accommodate square with minimum side of 25 metres</li> <li>To accommodate square with minimum side of 30 metres</li> <li>To accommodate square with a minimum side of 50 metres</li> </ul>
Residential 2	1000 m <sup>2</sup>	To accommodate square with minimum side of 25 metres
Tourist and Residential	1000 m <sup>2</sup>	To accommodate square with minimum side of 25 metres
Commercial	800 m <sup>2</sup>	To accommodate square with minimum side of 20 metres
Industrial	1000 m <sup>2</sup>	To accommodate square with minimum side of 25 metres
Community and Recreational Facilities	Not specified	Not specified
Conservation  EXCEPT FOR <ul style="list-style-type: none"> <li>Settlement Areas North of the Daintree River Locality; and</li> <li>World Heritage Areas and Environs Locality</li> </ul>	<ul style="list-style-type: none"> <li>As existing with no further reconfiguration</li> </ul>	Not specified





### ***Rural Planning Area***

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P2	Lots are of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and to reduce potential for impacts on the natural environment by facilitating opportunities for the implementation of improved land management practices and through provision of safe and adequate water supply and sewage disposal.	A2.1	Lot boundaries relate to natural features such as ridges or other catchment boundaries, drainage lines or flood flows, or remnant stands of vegetation.
		A2.2	Lots comply with the area and dimensions identified for Lots in the Rural Planning Area in Table 1, above.
		A2.3	Designated Development Areas are identified on any lots exceeding a maximum slope of 15% and are registered on title.



### *Rural Settlement Planning Area*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P3 Rural Settlement lots are located and designed such that they:</p> <ul style="list-style-type: none"> <li>• have a sustainable level of impact on the natural environment, having regard to water supply and water quality, effluent disposal, potential erosion and natural habitat;</li> <li>• retain significant landscape features, views and vegetation cover;</li> <li>• provide for a high level of residential and scenic amenity, Access to services and facilities, and safety from risk of natural hazards such as bushfire; and</li> <li>• do not impact on the safety and efficiency of the Shire's Road network.</li> </ul>	<p>A3.1 The location and layout of new lots does not fragment GQAL or areas of ecological or scenic value and provides for buffers that adequately protect such areas from fringe deterioration and other impacts and maximises connectivity between such areas.</p> <p>A3.2 Designated Development Areas are identified on any lots exceeding a maximum slope of 15% and are registered on title.</p> <p>A3.3 The location and layout of lots minimises the extent of cut and fill for Building area or Road construction.</p> <p>A3.4 The location and layout of lots allows for the buffering of riparian vegetation and waterways.</p> <p>A3.5 Lots are buffered from any potentially incompatible land use.</p> <p>A3.6 The location and layout of new lots minimises risk from bushfire through the following measures:</p> <ul style="list-style-type: none"> <li>• the Road layout provides for through Roads and avoids cul-de-sacs and "dead end" Roads;</li> <li>• Designated Development Areas are sited in cleared areas, away from the tops of ridges, and not on north to west facing vegetated slopes; and</li> <li>• the use of firebreaks.</li> </ul> <p>A3.7 Lots are not located in an area affected by noise from a State-Controlled Road.</p>



### *Residential 1 Planning Area*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>
P4	<p>The layout for a residential reconfiguration greater than 10 lots, gives the neighbourhood a positive identity by:</p> <ul style="list-style-type: none"> <li>• protecting natural features, areas of environmental value and Watercourses;</li> <li>• incorporating Site characteristics, views and landmarks;</li> <li>• providing a legible, connected and safe street, bicycle and pedestrian network that links to existing external networks;</li> <li>• providing community or necessary facilities at convenient focal points;</li> <li>• orientating the street and lots to ensure the siting and design of residential development maximises energy efficiency;</li> </ul>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
P5	<p>Multi-Unit Housing is limited to a small proportion of the total number of lots in a new residential area and is dispersed to ensure conventional residential detached Houses dominate the streetscape.</p>	<p>A5.1 In new residential areas, not more than 15% of the total number of new lots are nominated on an approved Plan of Reconfiguration for Multi-Unit Housing, with corner lots being preferred.</p>

### *Commercial/Industrial Planning Areas*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>
P6	<p>The reconfiguration layout of an industrial/commercial area:</p> <ul style="list-style-type: none"> <li>• facilitates the efficient use of industrial or commercial land;</li> <li>• ensures minimum impact on the natural environment and on the amenity of adjacent uses;</li> <li>• provides for a variety of lot sizes and complementary uses.</li> </ul>	<p>P6.1 A Concept Plan for the proposed reconfiguration is prepared by a suitably qualified professional and identifies the location of:</p> <ul style="list-style-type: none"> <li>• natural features, areas of environmental value and Watercourses;</li> <li>• street, bicycle and pedestrian networks and linkages to adjoining areas;</li> <li>• a variety of lot sizes and dimensions, with the minimum areas of dimensions satisfying the requirements of Table 1, above.</li> </ul>



### *Infrastructure for Local Communities*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P7 Provision is made for open space that:</p> <ul style="list-style-type: none"> <li>• meets the recreational needs of residents and visitors to the Shire;</li> <li>• provides a diverse range of settings;</li> <li>• creates effective linkages with other areas of open space and natural areas; and</li> <li>• contributes to the visual and Scenic Amenity of the Shire.</li> </ul>	<p>A7.1 An area of 10% of the land to be reconfigured is provided as open space in accordance with Planning Scheme Policy No 9 – Open Space Contributions.</p> <p style="text-align: center;">OR</p> <p>A contribution is paid in lieu of an area being designated for open space in accordance with Planning Scheme Policy No 9 – Open Space Contributions</p> <p style="text-align: center;">OR</p> <p>A combination of the above, as agreed to by Council.</p>
<p>P8 Informal Parks and Sporting Parks are provided and sited to meet the needs of local residents in the Shire.</p>	<p>A8.1 Informal Parks are provided at the ratio of 2 hectares per 1000 persons with a minimum size of Informal Parks being 0.5 – 1 hectare (Local Parks) and 3 – 5 hectares (District Parks).</p> <p style="text-align: center;">AND</p> <p>Sporting Parks are provided at the ratio of 2 hectares per 1000 persons with a minimum size of Sporting Parks being 1.2 – 2 hectares (Local Parks) and 5 hectares (District Parks).</p>



## ***Road Network***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P9 The Road network:</p> <ul style="list-style-type: none"> <li>• is integrated and consistent with the existing and proposed local Road network;</li> <li>• is legible and retains existing features, views, topography and vegetation;</li> <li>• is convenient and safe for local residents;</li> <li>• facilitates walking and cycling within the neighbourhood; and</li> <li>• is compatible with the intended role of the State-Controlled Road and does not prejudice traffic safety or efficiency.</li> </ul>	<p>A9.1 Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p> <p>A9.2 The Road network takes into consideration the natural and cultural features of the Site, existing vegetation, Watercourses and contours.</p> <p>A9.3 The Road network is designed to reduce traffic speeds and volumes on local streets in residential areas to facilitate parking and manoeuvring and to integrate with the existing and proposed pedestrian and bicycle paths network.</p> <p>A9.4 Direct Access is not provided to a State-Controlled Road where legal and practical Access from another Road is possible.</p> <p>A9.5 Where the created allotments have Frontage to more than one Road, Access to the individual allotments is from the lower order Road.</p>
<p>P10 The Road network for industrial/commercial reconfigurations ensures convenient movement and Access for vehicles, particularly heavy vehicles, without affecting the amenity of residential neighbourhoods.</p>	<p>A10.1 Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p> <p>A10.2 Industrial/commercial traffic is able to Access a major Road without intruding into a residential neighbourhood.</p>



### ***Pedestrian and Bicycle Network***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P11 Networks of pedestrian and bicycle paths are provided in safe and convenient locations.</p>	<p>A11.1 Safe and convenient walking and cycling networks are provided to link residential areas to schools, community facilities, parks and public transport, Tourist Attractions, commercial and industrial areas.</p> <p>A11.2 The pedestrian and bicycle path network is constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p> <p>A11.3 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards.</p>

### ***Stormwater Drainage***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P12 Stormwater runoff is contained and managed so that it does not adversely affect:</p> <ul style="list-style-type: none"> <li>• natural Watercourses;</li> <li>• surface or underground water quality; or</li> <li>• the built environment either upstream or downstream of the Site.</li> </ul>	<p>A12.1 Stormwater drainage is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p>



### *Water Supply*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P13	An adequate, safe and reliable supply of potable water is provided.	A13.1	Where in a water supply area, each new lot is connected to Council's reticulated water supply system.  AND  The extension of and connection to the reticulated water supply system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.
		A13.2	A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.



***Treatment and Supply of Effluent***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P14 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p>A14.1 Each new lot is connected to Council's sewerage system.</p> <p style="text-align: center;">AND</p> <p>The extension of and connection to the sewerage system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p> <p style="text-align: center;">OR</p> <p>Where the Site is not in a sewerage scheme area, the proposed disposal system meets the requirements of relevant Sections of the Environmental Protection Policy (Water) 1997.</p> <p style="text-align: center;">AND</p> <p>The proposed on Site effluent disposal system is located on and contained within the lot in accordance with the Standard Sewage Law.</p> <p>A14.2 A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions</p>





***Residential Development – Standard Format Plan with Common Property***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
P15 Lots have an appropriate area and dimension to protect residential amenity.	A15.1 The lot configuration under a Standard Format Plan with Common Property satisfies the minimum area and Frontage provisions of the Residential 1 Planning Area Code, as set out in Table 1, above.
P16 The Setback of Residential Uses from the Access driveways makes efficient use of the Site and provides for the amenity and privacy of residents.	A16.1 A minimum separation distance of 15 metres is provided between Residential Uses with Frontage to the Access driveway.
P17 Internal Access driveways are designed to provide acceptable levels of safety, amenity and convenience for users, in addition to providing for visitor car parking.	A17.1 Access driveways serving more than 3 lots and a maximum of 20 lots are a minimum of 4 metres in width and provide designated areas for visitor parking at the rate of 1 car space for every 3 Houses/or other Residential Uses.
P18 Communal/public open space is provided to service the residents of the development and to contribute to the available public open space in the local community.	A18.1 The proportion of public open space and communal open space provided by the development is dependant upon the characteristics of the individual development and its proximity to nearby public open space, existing or planned. A split of 6% public open space and 4% communal open space is preferred, but will be determined on a Site/development specific basis.
P19 Boundary fencing does not have a significant impact on the visual amenity of the local area.	A19.1 The side and rear boundary fence is a maximum of 1.8 metres in Height and incorporates decorative panels which incorporate railings, pickets and/or vegetation screening to reduce the bulk and scale of the fence or wall.
P20 The installation of Fire Hydrants ensures that they are easy to locate and use in times of emergency and are of a standard consistent with service needs.	A20.1 Fire Hydrant installation for the development is provided in accordance with the requirements of the relevant Australian Standard.



### ***Boundary Realignment***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P21 The realignment of a boundary or boundaries does not create additional allotments and achieves an improvement on the existing situation.</p>	<p>A21.1 No additional lots are created.</p> <p style="text-align: center;">AND</p> <p>The area and configuration of the proposed lots are consistent with the historical pattern of reconfiguration in the local area.</p> <p style="text-align: center;">AND</p> <p>An improvement on the existing situation is achieved by:</p> <ul style="list-style-type: none"> <li>• the provision of Access to a lot which previously had no Access;</li> </ul> <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> <li>• the proposed lots being better suited to the existing or proposed use of the lots, whether or not the provisions relating to minimum area and dimensions are met;</li> </ul> <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> <li>• the Frontage to depth ratio of the proposed lots being greater than the Frontage to depth ratio of the existing lots.</li> </ul>



### *Energy Efficiency*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>
P22	The road and lot layout facilitates the siting and design of buildings to conserve non-renewable energy sources and assists in orientation and design appropriate for the local tropical conditions.	No Acceptable Solution
P23	The road and lot layout minimises fossil fuel use by: <ul style="list-style-type: none"><li>▪ reducing the need for and length of local vehicle trips,</li><li>▪ maximising public transport effectiveness,</li><li>▪ encouraging walking and cycling, and</li><li>▪ provision of appropriate street landscaping</li></ul>	No Acceptable Solution



#### **4.6.6 Vehicle Parking and Access Code**

##### **Purpose**

The purpose of this Code is to ensure that:

- sufficient vehicle parking is provided on-Site to cater for all types of vehicular traffic accessing and parking on the Site, including staff, guests, patrons, residents and short term delivery vehicles;
- sufficient bicycle parking and end of trip facilities are provided on-Site to cater for customer and staff.
- on-Site parking is provided so as to be accessible and convenient, particularly for any short term use;
- the provision of on-Site parking, loading/unloading facilities and the provision of Access to the Site, do not impact on the efficient function of the street network or on the area in which the development is located; and
- new vehicle Access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.

##### **Applicability**

This Code applies to self assessable or assessable development for:

- Material Change of Use.

Except for the following Uses in all Localities:

- Home Industry
- Off Premises Advertising Device

For self assessable development assessed against this Code, the applicable Acceptable Solutions is A1.1.

Self assessable development which does not comply with Acceptable Solution A1.1, will require Code Assessment.



## Elements of the Code

### *Vehicle Parking Numbers*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P1	<p>Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to:</p> <ul style="list-style-type: none"><li>• the desired character of the area in which the Site is located;</li><li>• the nature of the particular use and its specific characteristics and scale;</li><li>• the number of employees and the likely number of visitors to the Site;</li><li>• the level of local accessibility;</li><li>• the nature and frequency of any public transport serving the area;</li><li>• whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building;</li><li>• whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and</li><li>• whether or not the use involves the retention of significant vegetation.</li></ul>	A1.1	<p>The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>



### *Parking for People with Disabilities*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities<sup>49</sup>.</p>	<p>A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> <li>• Medical, higher education, entertainment facilities and shopping centres – 2 spaces;</li> <li>• All other uses – 1 space.</li> </ul> <p>A2.2 For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> <li>• Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required;</li> <li>• All other uses – 2% (to the closest whole number) of the total number of spaces required.</li> </ul>

### *Motor Cycles*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P3 In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> <li>• ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and,</li> <li>• it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and,</li> <li>• it is not a reflection of the lower cost of providing motorcycle</li> </ul>	<p>A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.</p> <p style="text-align: center;">AND</p> <p>The motorcycle parking complies with other elements of this Code.</p>

<sup>49</sup> Disabled access and facilities are provided in accordance with the Building Code of Australia and the Australian Standards.



parking.	
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### *Compact Vehicles*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P4	<p>A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> <li>• compact vehicles spaces are not available to non-compact vehicles; and,</li> <li>• it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and,</li> <li>• compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and,</li> <li>• the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces.</li> </ul>	A4.1	<p>For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> <li>• compact vehicle parking does not exceed 10% of total vehicle parking required; and,</li> <li>• the parking location is proximate to the entry locations for parking users; and,</li> <li>• the parking provided complies with other elements of this Code.</li> </ul>

### *Bicycles Parking*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P5	<p>Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.</p>	A5.1	<p>The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.</p>



### *Vehicular Access to the Site*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> <li>• the amount and type of vehicular traffic;</li> <li>• the type of use (eg long-stay, short-stay, regular, casual);</li> <li>• Frontage Road traffic conditions;</li> <li>• the nature and extent of future street or intersection improvements;</li> <li>• current and future on-street parking arrangements;</li> <li>• the capacity of the adjacent street system; and</li> <li>• the available sight distance.</li> </ul>	<p>A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards.</p> <p style="text-align: center;">AND</p> <p>Where the Site has Frontage to more than one street, the Access is from the lowest order street.</p> <p>A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p> <p>A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>

### *Accessibility and Amenity for Users*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	<p>A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p style="text-align: center;">AND</p> <p>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the non-residential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.</p>





<p>P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.</p>	<p>A8.1 The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> <li>• People with Disabilities</li> <li>• Cyclists</li> <li>• Motorcyclists</li> <li>• Compact Vehicles</li> <li>• Ordinary Vehicles</li> <li>• Service Delivery Vehicles.</li> </ul> <p>A8.2 Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.</p>
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#### *Access Driveways*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P9 The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.</p>	<p>A9.1 Access driveways are designed in accordance with the provisions of the relevant Australian Standards.</p>
<p>P10 The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.</p>	<p>A10.1 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>

#### *Access for People with Disabilities<sup>50</sup>*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P11 Access for people with disabilities is provided to the Building from the parking area and from the street.</p>	<p>A11.1 Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.</p>

<sup>50</sup> Disabled access and facilities are provided in accordance with the Building Code of Australia and the Australian Standards.



### *Access for Pedestrians*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P12 Access for pedestrians is provided to the Building from the parking area and from the street.	A12.1 Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.

### *Access for Cyclists*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P13 Access for cyclists is provided to the Building or to bicycle parking area from the street.	<p>A13.1 Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards.</p> <p>AND</p> <p>Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.</p>

### *Dimensions of Parking Spaces*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P14 Parking spaces <del>must</del> have adequate areas and dimensions to meet user requirements.	<p>A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.</p> <p>AND</p> <p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p>AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> <li>• width: 4 metres</li> <li>• length: 20 metres</li> <li>• clear Height: 4 metres.</li> </ul> <p>AND</p>



	<p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"><li>• 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and,</li><li>• 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle.</li></ul> <p>AND</p> <p>Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p> <p>A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>
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### ***On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas***

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> <li>• are at gradients suitable for intended vehicle use;</li> <li>• consider the shared movements of pedestrians and cyclists;</li> <li>• are effectively drained and surfaced; and</li> <li>• are available at all times they are required.</li> </ul>	<p>A15.1 On-Site driveways, vehicle manoeuvring and loading/unloading areas:</p> <ul style="list-style-type: none"> <li>• are sealed in urban areas:</li> </ul> <p style="text-align: center;">AND</p> <p>upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code;</p> <ul style="list-style-type: none"> <li>• have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and</li> <li>• drain adequately and in such a way that adjoining and downstream land is not adversely affected.</li> </ul> <p>A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>

### ***Vehicle Circulation, Queuing and Set Down Areas***

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P16 Sufficient area or appropriate circulation arrangements are provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.</p>	<p>A16.1 Circulation and turning areas comply with the provisions of the relevant Australian Standards.</p>
<p>P17 An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.</p>	<p>A17.1 Circulation driveways comply with the provisions of the relevant Australian Standards.</p>
<p>P18 Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.</p>	<p>A18.1 Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.</p>



***Schedule 1 – Car Parking Requirements***

<b>LAND USE</b>	<b>MINIMUM NUMBER OF SPACES</b>
<b>Residential Uses</b>	
Caretaker's Residence	1 car space.
Home Activity	The parking required for a House plus 1 car space.
Home Based Business	<p>The parking required for a House plus 1 car space per 25 m<sup>2</sup> of Net Lettable Area used for the Home Based Business.</p> <p><u>Bed &amp; Breakfast Accommodation.</u></p> <p>The parking required for a House plus 1 car space per bedroom/2 Bed Spaces.</p> <p><u>Forest Stay Accommodation.</u></p> <p>The parking required for a House plus 1 car space per bedroom/2 Bed Spaces and/or 1 car space per 2 Bed Spaces in a communal bunkhouse and 2 car spaces for 6 staff or 1 car space for 4 staff.</p> <p><u>Host Farm Accommodation.</u></p> <p>The parking required for a House plus 1 car space per bedroom/2 Bed Spaces and/or 1 car space per 2 Bed Spaces in a communal bunkhouse.</p>
House	2 spaces which may be in tandem.
Multi-Unit Housing	<p>Within the Port Douglas Tourist Centre – 1 car space per Dwelling Unit</p> <p>Outside the Port Douglas Tourist Centre and elsewhere in the Shire – 1.5 car spaces per Dwelling Unit</p> <p>In all cases, 60% of the car parking area is to be covered.</p> <p>Plus 1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.</p>
Outstation/Seasonal Camp	1 car space per 2 bedrooms.
Retirement Facility	<p>1 car space per Dwelling Unit;</p> <p>plus 1 visitor car space per 5 Dwelling Units;</p> <p>plus 1 visitor car space per 10 hostel, nursing home or similar beds;</p> <p>plus 1 car space per 2 staff members;</p> <p>plus 1 car space for ambulance parking, designated accordingly.</p>
Special Residential Use	1 visitor car space per 5 bedrooms plus 1 car space per 2 staff members.



<b>Tourist and Short Term Accommodation Uses</b>	
Caravan Park/Camping Ground	1 car space per caravan Site, tent Site or cabin plus- 1 visitor car space per 10 caravan Sites, tent Sites or cabins; plus- 1 vehicle washing space per 20 caravan Sites, tent Sites or cabins; plus- 1 car space for an on-Site manager.
Holiday Accommodation	<p><u>Non-Self Contained Rooms (motel or hotel):</u></p> <p>1 car space per room for the first ten rooms plus 1 car space for every 3 rooms for the remainder of rooms.</p> <p><u>Self Contained:</u></p> <p>Within the Port Douglas Tourist Centre – 1 car space per Dwelling Unit</p> <p>Outside the Port Douglas Tourist Centre and elsewhere in the Shire – 1.5 car spaces per Dwelling Unit</p> <p><u>Dual Key:</u></p> <p>1 car space for the self-contained element of the Dual Key Units; and</p> <p>30% of a car space for the non-Self Contained element of the Dual Key apartment.</p> <p>A parking bay for the loading and unloading of buses where thirty rooms/Dwelling Units or more.</p> <p>In all cases, 60% of car spaces are to be covered</p> <p>Plus 1 bicycle space per 10 rooms.</p>
Short Term Accommodation	<p>1 car space per Private Room for the first ten rooms, plus 1 car space for every 3 rooms for the remainder of rooms.</p> <p>1 car space per 10 beds where dormitory accommodation.</p> <p>A parking bay for the loading and unloading of buses where thirty rooms or more, or where 30 beds in the dormitory accommodation.</p> <p>In all cases, 60% of car parking spaces are to be covered.</p> <p>Plus 1 bicycle space per 4 rooms/4 beds and 1 visitor bicycle space per 16 rooms/16 beds.</p>
Staff Quarters	1 car space per 2 Bed Spaces



<b>Retail Uses</b>	
Shopping Facility	<p>1 car space per 25 m<sup>2</sup> of Net Lettable Area.</p> <p>Plus 1 bicycle space per 200 m<sup>2</sup> of Net Lettable Area and 1 visitor bicycle space per 500 m<sup>2</sup> over 1000 m<sup>2</sup></p> <p><u>In a Local Centre:</u></p> <p>1 car space per 50 m<sup>2</sup> of Net Lettable Area.</p> <p><u>In the Tourist Centre of Port Douglas:</u></p> <p>1 car space per 30 m<sup>2</sup> of Net Lettable Area.</p>
<b>Business and Commercial Uses</b>	
Aircraft Landing Facility – Commercial	1 car space per 20 m <sup>2</sup> of covered reception area, plus 1 car space per 2 staff, plus a covered bus setdown area adjacent to the entry to the reception area and 2 bus parking spaces.
Business Facilities	<p>1 car space per 25 m<sup>2</sup> of Net Lettable Area.</p> <p>Plus 1 bicycle space per 200 m<sup>2</sup> Net Lettable Area and 1 visitor bicycle space per 750 m<sup>2</sup> over 1000 m<sup>2</sup></p> <p><u>In a Local Centre:</u></p> <p>1 car space per 50 m<sup>2</sup> of Net Lettable Area.</p> <p><u>In the Tourist Centre of Port Douglas:</u></p> <p>1 car space per 30 m<sup>2</sup> of Net Lettable Area.</p>
Child Care Centre	1 car space per full time staff member, plus 1 car space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down/collection. Any drive-through facility can provide tandem short term parking for 3 car spaces for the setting down and picking up of children, on the basis that a passing lane is provided and linemarked to be kept clear of standing vehicles at all times.



Display Facilities	<p>For garden supplies, hardware &amp; the like: 1 car space per 50 m<sup>2</sup> Net Lettable Area.</p> <p>For boats, caravans, machinery, motor vehicles and the like: 1 car space per 100 m<sup>2</sup> Net Lettable Area.</p> <p style="text-align: center;">EXCEPT THAT</p> <p><u>When located in the Town Centre and in the Mossman and Environs Locality</u></p> <p>All Display Facilities provide 1 car space per 25 m<sup>2</sup> of Net Lettable Area.</p>
Restaurant	<p>1 car space per 25 m<sup>2</sup> of Net Lettable Area.</p> <p>Plus 1 bicycle space per 100 m<sup>2</sup> Net Lettable Area.</p> <p><u>In a Local Centre:</u></p> <p>1 car space per 50 m<sup>2</sup> of Net Lettable Area.</p> <p><u>In the Tourist Centre of Port Douglas:</u></p> <p>1 car space per 30 m<sup>2</sup> of Net Lettable Area.</p>
Service Station	1 car space per 15 m <sup>2</sup> of the floor area of any Shopping Facility, Restaurant or take-away food facilities. Staff parking at the rate of 1 car space per full time or part time staff member.
Tavern	<p>Licensed Facilities</p> <p>1 space per 10 m<sup>2</sup> of bar, lounge, beer garden, and other public area; plus</p> <p>1 space per 50 m<sup>2</sup> of floor area of liquor barn or bulk liquor sales area; plus if drive in bottle shop is provided queuing lane/s on site for 12 vehicles; plus parking for other uses incorporated in the Tavern, as listed in this Table.</p>
Tourist Attraction	<p>Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.</p> <p>Plus 1 bicycle space per 200 m<sup>2</sup> Net Lettable Area.</p>
Veterinary Facilities	1 car space per 50 m <sup>2</sup> of Net Lettable Area.





<b>Industry and Associated Uses</b>	
Aquaculture	1 car space per 2 staff members.
Extractive Industry	1 car space per 2 staff members.
Industry Class A and Class B	1 car space per 90 m <sup>2</sup> of Net Lettable Area.
Intensive Animal Husbandry	1 car space per 2 staff members.
Primary Industry	1 car space per 2 staff members.
Private Forestry	1 car space per 2 staff members.
Service Industry	1 car space per 90 m <sup>2</sup> of Net Lettable Area
<b>Community Facilities</b>	
Cemetery and Crematorium	Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.
Educational Establishment	<ul style="list-style-type: none"> <li>• primary and secondary school: 1 car space per 2 staff members</li> <li>• tertiary and further education: 1 car space per 2 staff members plus 1 car space per 10 students</li> <li>• for all other establishments :</li> <li>• Designated area on Site for the short term setdown of students, in addition to the requirements above.</li> </ul> <p>School – 1 bicycle space per 5 pupils over year 4</p> <p>University/TAFE – 2 bicycle spaces per 10 full time students</p>
Health Facility	1 car space per 4 beds, plus 1 car space per 2 staff members, plus 1 car space for ambulance parking, designated accordingly, 1 bicycle space per 200 m <sup>2</sup> Net Lettable Area.
Interpretive Facility	Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.
Park and Open Space	Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.
Place of Assembly	1 car space per 15 m <sup>2</sup> of Net Lettable Area.
	Plus 1 bicycle space per 200 m <sup>2</sup> Net Lettable Area
Public Utilities and Facilities	1 car space per 2 staff members.
Telecommunication Facilities	1 car space per 2 staff members.



<b>Recreation Uses</b>	
Indoor Sports and Entertainment	<ul style="list-style-type: none"> <li>• Squash Court or another court game: 4 car spaces per court.</li> <li>• Indoor Cricket 25 car spaces per cricket pitch.</li> <li>• Ten Pin bowling 3 car spaces per bowling lane.</li> <li>• Gymnasium 1 car space per 15 m<sup>2</sup> of Net Lettable Area.</li> <li>• Places where people congregate including Cinemas, Theatres, Convention Centre or Function Centre or the like. 1 car space per 15 m<sup>2</sup> of Net Lettable Area.</li> <li>• Unlicensed Clubrooms 1 car space per 45 m<sup>2</sup> of Net Lettable Area.</li> <li>• Licensed Clubrooms 1 car space per 15 m<sup>2</sup> of Net Lettable Area.</li> </ul> <p>Plus 1 bicycle space per 4 employees</p>
Outdoor Sport and Recreation	<ul style="list-style-type: none"> <li>• Coursing, horse racing, pacing or trotting 1 car space per 5 seated spectators plus, 1 car space per 5 m<sup>2</sup> of other spectator areas.</li> <li>• Football 50 car spaces per field.</li> <li>• Lawn Bowls 30 car spaces per green.</li> <li>• Swimming Pool 15 car spaces plus 1 car space per 100 m<sup>2</sup> of useable Site area.</li> <li>• Tennis or other Court game 4 car spaces per court.</li> <li>• Golf Course 4 car spaces per tee on the course, plus parking for club as per Indoor Entertainment.</li> <li>• Outdoor Cinema 1 car space per 5 m<sup>2</sup> of designated viewing area, plus 1 car space per 2 staff members.</li> </ul> <p>Plus 1 bicycle space per 20 spectator places</p>

**Note:** A contribution may be required by Council if the car parking rate is different, where a new use is proposed in an existing Building.



#### **4.6.7 Sustainable Development Code**

##### **Purpose**

The purpose of this Code is to enhance the sustainability of development by increasing the extent to which it:

- protects the environment, including reducing greenhouse gas emissions, saving energy, conserving water and minimising waste; and
- enhances the economic, physical and social wellbeing of Shire's residents and communities, including lifecycle affordability, accessibility, safety and security.

##### **Applicability**

This Code applies to all assessable Material Change of Use, involving new Building Work other than minor alterations to an existing building, excluding the following uses:

- Caretaker's Residence,
- Car Park,
- Cemetery,
- Extractive Industry,
- Home Activity,
- Home Based Business (excluding Bed & Breakfast, Forest Stay & Host Farm Accommodation)
- Home Industry,
- House,
- Industry,
- Off Premise Advertising Device,
- Outstation/Seasonal Camp,
- Park & Open Space,
- Primary Industry,
- Private Forestry,
- Service Industry (excluding associated office), and
- Telecommunications Facility



## Elements of the Code

### Energy Efficiency

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P1 Buildings are designed and sited to:</p> <ul style="list-style-type: none"> <li>▪ maximise the thermal comfort achieved within the building using passive design measures; and</li> <li>▪ minimise the need for energy reliant cooling appliances to achieve accepted levels of thermal comfort.</li> </ul>	<p>A1.1 For residential buildings, each dwelling unit achieves a minimum 5 star BERS™ or NatHERS™ (or equivalent) energy rating.</p> <p style="text-align: center;">OR</p> <p>A1.2 For residential buildings:</p> <ul style="list-style-type: none"> <li>(a) all door openings and windows in habitable rooms that face between north and south east and south west and north are fully shaded by adjustable external shutters or blinds, and</li> <li>(b) glazed windows or door assemblies have a minimum WERS<sup>51</sup> Rating of 3 stars for cooling, and</li> <li>(c) all external walls (excluding windows and other glazing) achieve an overall R-value not less than R1.5, and</li> <li>(d) all ceilings (excluding garages, open verandas and carports) achieve an overall R-value of R3.0, and</li> <li>(e) all habitable rooms have: <ul style="list-style-type: none"> <li>• have a window or door in opposite walls that are open-able to the outside; or have a direct flow path from an open-able window through the doorways or other openings within the dwelling unit to another window or opening to the outside; or</li> <li>• open directly onto an unobstructed breezeway that is a minimum of 900 mm wide and open-able at both ends with a minimum 1.5m<sup>2</sup> opening; or</li> <li>• have a minimum ceiling height of 2.7m and at least one ceiling fan.</li> </ul> </li> </ul>

<sup>51</sup> “WERS” means the Window Energy Rating Scheme®. For details about WERS, see [www.wers.net](http://www.wers.net).



	<p>A1.3 For non-residential buildings:</p> <ul style="list-style-type: none"> <li>(a) glazed windows or door assemblies have a minimum WERS<sup>52</sup> Rating of 3 stars for cooling, and</li> <li>(b) all external walls (excluding windows and other glazing) achieve an overall R-value not less than R1.5, and</li> <li>(c) all ceilings (excluding garages, open verandas and carports) achieve an overall R-value of R3.0.</li> </ul>
<p>P2 Hot water systems support the efficient use of natural resources and minimise consequent pollution such as greenhouse gas emissions.</p>	<p>A2.1 For all buildings with individual hot water systems installed in each dwelling unit or tenancy, all hot water systems installed comprise:</p> <ul style="list-style-type: none"> <li>(a) a system with a minimum of 24 Renewable Energy Certificates, or</li> <li>(b) a natural gas system, or</li> <li>(c) a liquid petroleum gas (LPG) system with a 5 star AGA Energy Rating Label.</li> </ul> <p>A2.2 For all buildings with centrally installed hot water systems:</p> <ul style="list-style-type: none"> <li>(a) a low NOx gas water heating system/s supply hot water to all dwelling units or tenancies, or</li> <li>(b) solar water heaters supply hot water to all dwelling units or tenancies where less than 25% of water heating is provided by booster units, or</li> <li>(c) electric heat pump water heaters supply hot water to all dwelling units or tenancies, or</li> <li>(d) a gas-fired cogeneration or fuel cell unit is installed which supplies electricity and uses waste heat for cooling/heating and hot water.</li> </ul>

<sup>52</sup> “WERS” means the Window Energy Rating Scheme®. For details about WERS, see [www.wers.net](http://www.wers.net).



P3	Where practicable, and consistent with density and design provisions, residents should have access to a non-mechanical clothes drying area:  a) taking advantage of natural ventilation; and b) receiving ample sunlight,  in a manner that does not impair visual amenity.	No Acceptable Solution
P4	Cooking appliances are energy efficient.	A4.1 For residential buildings, each dwelling unit has:  (a) a gas cook-top installed with a range hood; and (b) a gas oven with appropriate ventilation; or (c) a fan-forced electric oven
P5	All electrical appliances intended to be installed as standard into any residential building shall meet a minimum standard of 4 stars in accordance with the Australian Energy Rating Label.	A5.1 All: <ul style="list-style-type: none"> <li>• Dishwashers;</li> <li>• Clothes dryers;</li> <li>• Clothes washers;</li> <li>• Airconditioners; and</li> <li>• Refrigerators/freezers</li> </ul> where installed with the development, shall meet a minimum 4 star rating in accordance with the Australian Energy Rating Label.



<p>P6      Lighting is energy efficient.</p>	<p>A6.1      For residential buildings:</p> <ul style="list-style-type: none"> <li>(a)      The minimum circuit efficacy for all common area lighting is 75 lumens per watt.</li> <li>(b)      All common area lighting is fitted with automatic controllers.</li> <li>(c)      Kitchens and living areas are fitted with energy efficient light fixtures such as fluorescent lights.</li> </ul> <p>A6.2      For Business Facilities, the average lighting power density does not exceed 10 watts per square metre.</p> <p>A6.3      For Shops and Shopping Facilities, the average lighting power density does not exceed 23 watts per square metre.</p> <p>A6.4      Individual tenancies within non-residential buildings are fitted with energy efficient light fixtures such as fluorescent lighting.</p>
<p>P7      Air conditioning, where not covered by an Australian Energy Rating Label, is energy efficient.</p>	<p>A7.1      Air conditioning units or systems comply with the minimum energy performance requirements specified in the Australian/New Zealand Standard AS/NZS 3823.2.2003.</p>



## *Water Conservation and Reuse*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P8 Rainwater harvesting systems are incorporated into residential and non-residential buildings to ensure collection, treatment and reuse of rainwater on-site to reduce run-off and demand on the potable water supply. Internal fixtures supplied from a rainwater tank must have a continuous supply of water.</p>	<p>A8.1 All residential buildings provide rainwater storage tank/s on-site fitted with a first flush device and vermin-proof mesh strainer on the inlet and that has a capacity of:</p> <ul style="list-style-type: none"> <li>(a) 30,000 litres per dwelling unit where located in the Rural Planning Area or the Rural Settlement Planning Area, or</li> <li>(b) 5,000 litres per dwelling unit where located in any other Planning Area.</li> </ul> <p>All non-residential buildings provide rainwater storage tank/s on-site fitted with a first flush device and vermin-proof mesh strainer on the inlet and that has a capacity of 5,000 litres per toilet/urinal unit.</p> <p>A8.2 The rainwater tank is plumbed for external use for irrigation and pool top up and internal use for toilet cisterns and washing machine cold water taps.</p> <p>A8.3 A rainwater tank has –</p> <ul style="list-style-type: none"> <li>(a) An automatic switching device providing supplementary water from the reticulated town water supply; or</li> <li>(b) A trickle top up system, providing supplementary water from the reticulated town water supply with – <ul style="list-style-type: none"> <li>(i) A minimum flow rate of 2 litres per minute and a maximum flow rate of 4 litres per minute; and</li> <li>(ii) Top up valves installed in an accessible location; and</li> <li>(iii) A storage volume of the reticulated town water supply top up shall be no</li> </ul> </li> </ul>





PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
		more than and no less than 1000 litres.	
		A8.4	A backflow prevention device is installed to protect the potable water within the reticulated town water supply system in accordance with AS/NZS 3500:2003 Plumbing and Drainage.
P9	Plumbing fittings must support the efficient use of water.	A9.1	All sink, tub or basin taps or mixers have a certified AAA Water Conservation Rating.
		A9.2	All toilets have: <ul style="list-style-type: none"> <li>(a) 4 litre or less average flush cisterns (when calculated in accordance with Australian/New Zealand Standard AS/NZS 6400:2003), and</li> <li>(b) matched pans.</li> </ul>
		A9.3	All showers have thermostatic mixers.

### ***Waste Minimisation***

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P10	Site and building design must facilitate efficient sorting and disposal to maximise recycling opportunities.	A10.1	For residential buildings, each dwelling unit has separated, built-in temporary storage for recyclable materials and general waste.
		A10.2	All buildings include a refuse bin storage area: <ul style="list-style-type: none"> <li>(a) with sufficient capacity for the collection of recyclable materials and general refuse, and</li> <li>(b) located for convenient use by all residents/tenants and readily accessible to waste management contractors, and</li> <li>(c) screened from view from public roads, is roofed and drained to sewer and includes a hose cock to provide for cleaning of refuse bins.</li> </ul>



### *Landscaping and Irrigation*

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P11 Landscaping must facilitate sustainable tropical design by:</p> <ul style="list-style-type: none"> <li>• providing sufficient space for the retention and/or establishment of significant substantial vegetation,</li> <li>• using locally appropriate plant species,</li> <li>• using paving design and materials that minimise heat reflection and site run-off,</li> <li>• providing appropriate seasonal shade and passive cooling/heating of outdoor spaces throughout the year,</li> <li>• providing private open space located to maximise indoor/outdoor connections, and</li> <li>• design and plant selection to minimise water use and contribute to stormwater management.</li> </ul>	<p>A11.1 Impervious paving is limited to:</p> <ul style="list-style-type: none"> <li>(a) vehicle manoeuvring areas,</li> <li>(b) vehicle hard-stand areas, and</li> <li>(c) pedestrian movement paths.</li> </ul> <p>A11.2 Landscape and recreation areas are planted to:</p> <ul style="list-style-type: none"> <li>(a) ensure the penetration of prevailing north-east and south summer breezes and north-east winter morning sun, and</li> <li>(b) minimise exposure to the prevailing west and south-west winter winds, and</li> <li>(c) shade the western walls of buildings.</li> </ul> <p>A11.3 Opportunities for water infiltration on-site are maximised through:</p> <ul style="list-style-type: none"> <li>(a) minimising the extent of impervious surfaces,</li> <li>(b) use of porous paving in low traffic areas,</li> <li>(c) draining hard surfaces towards permeable surfaces, and</li> <li>(d) inclusion of turf and garden beds.</li> </ul>

### *Solar Panels*

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P12 Solar hot water systems are located for optimum performance.</p>	<p>A12.1 Solar hot water systems are located on the roof of a building and the panels face solar north.</p>



### *Private Swimming Pools*

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS
P13	<p>A swimming pool for recreational use by residents of a residential building is designed and constructed to minimise its resource needs by consideration of:</p> <ul style="list-style-type: none"><li>• potential usage in terms of number of swimmers;</li><li>• purpose (e.g, lap swimming, plunging, etc);</li><li>• siting issues; and</li><li>• filtration systems.</li></ul>	A13.1 No Acceptable Solution.