

## 4.7 Land Use Codes

### 4.7.1 Aquaculture Minor

#### Purpose

The purpose of this Code is to ensure that Aquaculture operations are:

- Established on suitable sites;
- Managed so that any possible environmental impacts are contained within the site;
- Development protects and contributes to, the amenity of the locality; and
- Landscaping of premises on which development is located contributes to maintaining or establishing attractive streetscape.

#### Applicability

This Code applies to development that is:-

- Self-assessable or assessable;
- A Material Change of Use of premises for Aquaculture Minor.

#### Elements of the Code

#### Part A – For Self-Assessable and Assessable Development

#### Establishment and Operation

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1</b> The siting of buildings and structures on the premises do not adversely impact on the amenity of adjoining premises and the locality.</p>	<p><b>A1.1</b> The site has a minimum area of 800m<sup>2</sup>; and</p> <p><b>A1.2</b> The site has a minimum road frontage of 15 metres; and</p> <p><b>A1.3</b> A 3 metre wide landscaped strip is provided and maintained clear of car parking areas, refuse storage facilities and the like within the site adjacent to the road frontages of the site.</p>
<p><b>P2</b> The use is contained within a building and does not result in off-site contamination of ground or surface waters, or adversely impact upon surrounding ecological systems.</p>	<p><b>A2.1</b> The use is contained within a building; and</p> <p><b>A2.2</b> A bund is to be provided to contain at least 110% of the total capacity of the tanks within the facility; and</p> <p><b>A2.3</b> All wastewater from the site (including wash-down water) must directly discharge into the sewer; and</p> <p><b>A2.4</b> A bucket floor gully trap* is installed in the floor area to collect solid wastes for disposal.</p> <p>Note: * Solid waste is required to be collected and disposed in accordance with the Council's Trade Waste Policy and Pre-Treatment Guidelines for Trade Waste Discharges. Refer to Cairns Water.</p>

## Parking and Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P3</b> Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to -</p> <ul style="list-style-type: none"> <li>a) be accommodated on-site;</li> <li>b) maximise safety and efficiency of loading; and</li> <li>c) protect the visual and acoustic amenity of the premises and adjoining premises.</li> </ul>	<p><b>A.3.1</b> Loading facilities -</p> <ul style="list-style-type: none"> <li>a) are located at the rear or side of the building;</li> <li>b) are not located adjacent to a Residential 1, 2 or 3 Planning Area;</li> <li>c) are provided with parking bays and manoeuvring areas for service vehicles in accordance with AS 2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</li> </ul>
<p><b>P4</b> Vehicle manoeuvring areas are designed to be operationally safe and functional</p>	<p><b>A.4.1</b> Vehicle parking and manoeuvring areas -</p> <ul style="list-style-type: none"> <li>a) are designed in accordance with AS28901 – Car Parking Facilities (Off Street Parking) and;</li> <li>b) provide turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</li> </ul>

#### 4.7.2 Business and Technology Park Code

##### Purpose

The purpose of this code is to ensure that:

- The design and development of all activities undertaken in the Business and Technology Park make a positive contribution to the viability and appearance of the park; and
- A high standard of design and amenity is achieved and maintained within the Business and Technology Park and for surrounding land uses.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for Business and Technology Park.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

##### Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> The height of buildings and structures must be compatible with the desired character of the area.	<b>A1.1</b> The height of buildings and of other structures is not greater than 10 metres.
<b>P2</b> The design and siting of buildings must contribute to the desired amenity of the area.	<p><b>A2.1</b> Buildings are set back six metres from the road frontage/s of the site; and</p> <p><b>A2.2</b> Buildings may be constructed up to the side and rear boundaries where the Building Code requirements are satisfied; or</p> <p><b>A2.3</b> Where the Building Code requirements are not satisfied, buildings are set back 2.5 metres or ¼ of the height of the building, whichever is the greater from side and rear boundaries; and</p> <p><b>A2.4</b> The site coverage of buildings is not greater than 70%; and</p> <p><b>A2.5</b> Buildings are designed to address the main road frontage.</p>

### Parking and Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3</b> The Business and Technology Park must be designed and constructed to relate to and provide a high level of accessibility to adjacent and related facilities.	<p><b>A3.1</b> The internal road layout of the Business and Technology Park provides a link to adjacent and related facilities; and</p> <p><b>A3.2</b> Pedestrian links are provided between sites within the Business and Technology Park, and between the Business and Technology Park and adjacent and related facilities.</p>
<b>P4</b> The transport of goods to and from sites within the Business and Technology Park must not affect the movement of traffic on roads adjacent to the site.	<p><b>A4.1</b> The site is provided with a loading / unloading facility; and</p> <p><b>A4.2</b> The site is provided with a manoeuvring area so that a single unit truck may enter and leave the site in forward gear.</p>

### Landscaping

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P5</b> Landscaping must be provided to create an attractive facility and to enhance the amenity of the area.	<p><b>A5.1</b> A minimum of 15% of the site is landscaped in accordance with the Design Guidelines set out in Section D9 of the Planning Scheme Policy, FNQROC Development Manual; and</p> <p><b>A5.2</b> The setback areas from the road frontages are landscaped and are maintained clear of car parking areas, refuse storage facilities and the like.</p>

### Public Art

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P6</b> Public art is provided that is visible and accessible to the general public and reflects the local character of Cairns through a variety of mediums.	<b>A6.1</b> Public art is provided in accordance with Planning Scheme Policy – Public Art.

#### 4.7.3 Caravan and Relocatable Home Parks Code

##### Purpose

The purpose of this code is to ensure that Caravan and Relocatable Home Parks:

- Are located and designed to provide an attractive environment for short and longer term residents; and
- Do not adversely affect the amenity of the Planning Area in which they are located.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for a Caravan and Relocatable Home Park.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> The location and design of Caravan and Relocatable Home Parks must provide an acceptable level of amenity for residents and must not adversely affect the amenity of the surrounding areas.	<b>A1.1</b> No acceptable measures are specified.

#### 4.7.4 Caretaker's Residence Code

##### Purpose

The purpose of this Code is to ensure that:

- Caretaker's Residences are used for genuine caretaking or property management purposes; and
- An acceptable level of amenity is provided to the caretaker, while maintaining the integrity of the relevant Planning Area.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for a Caretaker's Residence.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

##### Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1</b> The Caretaker's Residence must be of a size and nature in keeping with its function and be afforded an appropriate level of recreation and service facilities.</p>	<p><b>A1.1</b> The Caretaker's Residence is:</p> <ul style="list-style-type: none"> <li>a) limited to a maximum of 100m<sup>2</sup> of habitable floor area or</li> <li>b) in the Rural 1 Planning Area is limited to a maximum of 100m<sup>2</sup> which could be incorporated into part of a farm shed; and</li> </ul> <p><b>A1.2</b> The Caretaker's Residence is provided with an area of private open space which is directly accessible from the residence, and</p> <ul style="list-style-type: none"> <li>a) if at ground level, has an area of not less than 50m<sup>2</sup>, with no horizontal dimension of less than 4 metres; or</li> <li>b) if a balcony, verandah or deck, has an area of not less than 15m<sup>2</sup>, with no horizontal dimension of less than 2.5 metres; and</li> </ul> <p><b>A1.3</b> The open space is fenced or screened to facilitate the enjoyment by the occupants of the Caretaker's Residence; and</p> <p><b>A1.4</b> The Caretaker's Residence is provided with</p> <ul style="list-style-type: none"> <li>a) an outdoor service court with a minimum area of 5m<sup>2</sup> to facilitate clothes drying facilities;</li> <li>b) an area for general storage; and</li> <li>c) an area for the storage of a garbage receptacle.</li> </ul>

## Establishment and Operation

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P2</b> The accommodation must be necessary for the operation of the primary use of the site.</p>	<p><b>A2.1</b> The Caretaker's Residence is occupied only by the proprietor, manager or caretaker of the primary use established on the premises, together with any immediate family of that person; and</p> <p><b>A2.2</b> A Caretaker's Residence shall be:</p> <ul style="list-style-type: none"> <li>a) a demountable or relocatable building or buildings that may otherwise be reclassified into a rural shed if the caretaking function ceases or is no longer required; or</li> <li>b) may otherwise be reclassified into an office or ancillary use if the caretaking function ceases or is no longer required.</li> </ul>
<p><b>P3</b> The premises for a Caretaker's Residence must be of a sufficient area to be consistent with the nature of its intended function.</p>	<p><b>A3.1</b> In the Rural 1 Planning Area the premises:</p> <ul style="list-style-type: none"> <li>a) has a minimum area of 4.0ha; and</li> <li>b) is located within 100 metres of the primary residence; or</li> </ul> <p><b>A3.2</b> In all other Planning Areas the Caretaker's Residence is located on the same lot as the primary use.</p>
<p><b>P4</b> Sufficient space is provided for on-site parking to satisfy the projected needs of residents and visitors.</p>	<p><b>A4.1</b> A minimum of 1 parking space is required.</p>

#### 4.7.5 Child Care Centre Code

##### Purpose

The purpose of this Code is to ensure that Child Care Centres:

- Are accessible to the communities they serve;
- Provide an attractive and safe environment;
- Are compatible with the surrounding Planning Area.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for a Child Care Centre.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

##### Site Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1</b> Child Care Centres must be located to satisfy community expectations and be accessible to the communities they serve without adversely affecting the amenity of residential uses and multiple dwellings</p>	<p><b>A1.1</b> The Child Care Centre is located in:</p> <ul style="list-style-type: none"> <li>a) a Local Centre, Business or Commercial Planning Area; or</li> <li>b) the Residential 1, Residential 2 or Residential 3 Planning Area that is proximate to a school, library or a cluster of community uses (e.g. community hall, open space, park) to contribute to the cluster of such uses; and</li> </ul> <p><b>A1.2</b> The Child Care Centre is located no closer than 400 metres from a Detached Bottle Shop; and</p> <p><b>A1.3</b> The Child Care Centre is located on, or in close proximity to, an existing or likely future public transport route; and</p> <p><b>A1.4</b> The Child Care Centre is located with access to a road other than a Local Access Street or an Arterial Road.</p>



PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P2</b> A Child Care Centre is located on a site that is capable of accommodating the range of facilities necessary for the care of children; landscaping and buffering; and access, manoeuvring and parking areas.</p>	<p><b>A2.1</b> The Child Care Centre is located on a site with a minimum area of:</p> <ul style="list-style-type: none"> <li>a) 1000m<sup>2</sup> where no more than 25 children are to be accommodated; or</li> <li>b) 1500m<sup>2</sup> where more than 25 but no more than 50 children are to be accommodated; or</li> <li>c) 2000m<sup>2</sup> where more than 50 children are to be accommodated.</li> </ul>

Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P3</b> Potential conflict with adjoining land uses must be minimised.</p>	<p><b>A3.1</b> Buildings, structures, car parking and vehicle manoeuvring areas:</p> <ul style="list-style-type: none"> <li>a) In the Residential 1, Residential 2 and Residential 3 Planning Areas have a minimum setback of: <ul style="list-style-type: none"> <li>i) 6 metres from the main road frontage;</li> <li>ii) 3 metres from any secondary road frontage; or</li> </ul> </li> <li>b) In all other Planning Areas, have a minimum setback of 3 metres from all road frontages; and</li> </ul> <p><b>A3.2</b> In the Residential 1, Residential 2 and Residential 3 Planning Areas, all outdoor play areas have a minimum setback of 2 metres from all common boundaries with adjoining premises; and</p> <p><b>A3.3</b> 1.8 metre high screen fence is erected along all side and rear boundaries; and</p> <p><b>A3.4</b> The setback areas from the road frontage/s and side and rear boundaries are landscaped in accordance with the design guidelines set out in Section D9 of the Planning Scheme Policy, FNQROC Development Manual.</p>

#### 4.7.6 Detached Bottle Shop Code

##### Purpose

The purpose of this Code is to ensure that Detached Bottle Shops are established:

- Without adversely affecting the amenity of the Planning Area in which they are located.
- Community safety is enhanced and crime and anti-social behaviour is actively discouraged through the design of the centre.
- Buildings and structures are sited and designed to complement or enhance the character and amenity of streets and neighbouring premises.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for a Detached Bottle Shop.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

##### Site Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1</b> Detached Bottle Shops must be located to satisfy community expectations relating to location and accessibility.</p>	<p><b>A1.1</b> The Detached Bottle Shop is located::</p> <ul style="list-style-type: none"> <li>a) In the City Centre Planning Area or Sub-Regional Centre Planning Area; or</li> <li>b) No closer than 400 metres from a Child Care Centre, Educational Establishment (being a primary school or high school) or Place of Assembly.</li> </ul> <p><b>A1.2</b> The distance of 400 metres is measured according to the shortest route that reasonably may be used in travelling from the public entrance to the Detached Bottle Shop to the boundary of the lot containing the particular facility or facilities listed in A1.1 above; or.</p> <p><b>A1.3</b> Where an existing Detached Bottle Shop is relocating within a premises, items A1.1 and A1.2 do not apply.</p>

## Public Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> The public access to a Detached Bottle Shop must be safe and have a high level of visibility.	<p><b>A2.1</b> The Detached Bottle Shop has a single point of public access; and</p> <p><b>A2.2</b> In the case where a Detached Bottle Shop is located as a free-standing facility on a single lot, public access to the Detached Bottle Shop is provided via the main road frontage; and</p> <p><b>A2.3</b> A sign stating "Persons Under 18 Not Permitted" is located adjacent to the public entrance to the Detached Bottle Shop and the sign is clearly visible to the general public.</p>

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3</b> The ground storey of buildings with frontage to a street or public or semi public space is designed to provide visual interest, enhance the character and amenity of the street, foster social and business interaction of people and discourage crime and anti-social behaviour.	<p><b>A3.1</b> Entrances to buildings address the street or public or semi public space to which the building has frontage; and</p> <p><b>A3.2</b> Where buildings are located on a corner site, the main entrance faces the principal street or the corner; and</p> <p><b>A3.3</b> At the ground storey a minimum of 65% of building frontage is presented as windows / glazed doors and a maximum of 35% as solid façade; and</p> <p><b>A3.4</b> Clear windows are provided at ground storey and where provided, grille or translucent security screens are used rather than solid shutters, screens or roller-doors.</p> <p><b>A3.5</b> Recesses in building facades, including doorways, are not of a size that will conceal a person; or</p> <p><b>A3.6</b> Where significant recesses are unavoidable, measures such as good lighting, strategically placed mirrors, transparent materials or angled approaches are employed.</p>

#### 4.7.7 Display Facilities Code

##### Purpose

The purpose of this Code is to ensure that:

- Development protects, and contributes to, the amenity of the locality; and
- Landscaping of premises on which development is located is contributes to maintaining or establishing attractive streetscape;
- The establishment of display facilities which serve the surrounding residential community is facilitated;
- The scale of development contributes to a high standard of amenity.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for a Display Facilities.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

##### Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> The siting of buildings, structures and display items on the premises do not adversely impact on the amenity of adjoining premises and the locality.	<p><b>A1.1</b> Buildings on sites with frontage to a State-Controlled Road, existing or proposed Arterial Road or existing or proposed Sub-Arterial Road, as identified on the Road Hierarchy Overlay Maps are set back 8 metres from the road frontage; or</p> <p><b>A1.2</b> In the case of a corner site which has frontage to two of these higher order roads mentioned in A1.1, buildings are set back 8 metres from the highest order road and 6 metres from the other road; or</p> <p><b>A1.3</b> In other cases, buildings are set back 6 metres from the road frontage/s; and</p> <p><b>A1.4</b> Where the site has a common boundary with land in a City Centre, Sub-Regional Centre, District Centre, Local Centre or Industry Planning Area, the building is set back 0 metres from side and rear boundaries; otherwise the minimum setback from side and rear boundaries is 2.5 metres or 1/4 of the height of the building, whichever is the greater; and</p> <p><b>A1.5</b> In other cases, the building is set back 2.5 metres or 1/4 of the height of the building, whichever is the greater, from the common boundary.</p>

<p><b>P2</b> The siting of display items must contribute to the desired amenity of the area and protect the amenity of other land uses.</p>	<p><b>A2.1</b> Display Items are set back a minimum of 2 metres from any road frontage/s.</p>
<p><b>P3</b> The layout of bulk landscape supplies must not detrimentally impact on adjoining allotments.</p>	<p><b>A3.1</b> Except where access is provided to the site, a buffer of dense planting is provided along the full length of the boundaries of the premises in accordance with the following:</p> <ul style="list-style-type: none"> <li>a) a minimum of 6 metres where the site adjoins land in a Residential 1,2 or 3 Planning Area or an existing residential use; and</li> <li>b) a minimum of 4 metres in all other instances.</li> </ul>
<p><b>P4</b> The design and scale of buildings and structures is compatible with the surrounding area.</p>	<p><b>A4.1</b> The length of any continuous wall plane with a street frontage does not exceed 15 metres, with a minimum change in plane of 1.5 metres; and</p> <p><b>A4.2</b> New buildings and structures contain an entrance and window which can be viewed from the street.</p>

### Parking and Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P5</b> The transport of goods, materials, vehicles and equipment to and from Display Facilities must not adversely affect the movement of traffic on roads adjacent to the site.</p>	<p><b>A5.1</b> The site is provided with a loading/unloading facility; and</p> <p><b>A5.2</b> The site is provided with a manoeuvring area so that a single unit truck may enter and leave the site in forward gear.</p>

### Landscaping

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P6</b> Landscaping contributes to establishing an attractive streetscape.</p>	<p><b>A6.1</b> A minimum of 10% of the area of the site inclusive of any landscape strip or buffer is landscaped in accordance with the Design Guidelines set out in Section D9 of the Planning Scheme Policy, FNQROC Development Manual; and</p> <p><b>A6.2</b> A 6 metre wide landscaped strip is:</p> <ul style="list-style-type: none"> <li>a) provided and maintained clear of car parking areas, refuse storage facilities and the like within the site adjacent to the road frontages of the site; or</li> <li>b) modified so that discrete display areas intrude into the strip where the total length of these display areas is not more than 50% of the length of the frontage and the depth of these display areas within the landscaped strip is not more than 3 metres; and</li> </ul> <p><b>A6.3</b> The landscaping within the landscaped strip adjacent to the road is of a nature which allows visibility of vehicles, equipment, etc. from the road.</p>

#### 4.7.8 Dual Occupancy

##### Purpose

The purpose of this Code is to:

- Allow for two dwelling units to be established on a single lot of land where desirable;
- Promote a variety of housing choice;
- Promote the retention of dwellings with cultural heritage values;
- Ensure that the residential character and amenity of the neighbourhood is maintained and enhanced;
- Ensure the scale and character of development are consistent with the existing form of development in established residential neighbourhoods;
- Ensure that neighbourhood amenity is protected and maintained in terms of residential character and streetscape pattern;
- To ensure occupants have a high sense of ownership.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for a Dual Occupancy.

##### Elements of the Code

Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

Part B – For Assessable Development Only

Site Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES												
<p><b>P1</b> Lots have an area of appropriate size and dimensions.</p>	<p><b>A1.1</b> The site has a minimum area of:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Planning Area</th> <th>Minimum Area</th> </tr> </thead> <tbody> <tr> <td>Residential 1</td> <td>800m<sup>2</sup></td> </tr> <tr> <td>Residential 2</td> <td>800m<sup>2</sup></td> </tr> <tr> <td>Residential 3</td> <td>600m<sup>2</sup></td> </tr> <tr> <td>Tourist &amp; Residential</td> <td>600m<sup>2</sup></td> </tr> <tr> <td>Other Areas</td> <td>No acceptable measure specified</td> </tr> </tbody> </table> <p style="margin-left: 40px;">and</p> <p><b>A1.2</b> Development is on a regularly shaped lot; and</p> <p><b>A1.3</b> Is not affected by the Hillslopes Overlay.</p>	Planning Area	Minimum Area	Residential 1	800m <sup>2</sup>	Residential 2	800m <sup>2</sup>	Residential 3	600m <sup>2</sup>	Tourist & Residential	600m <sup>2</sup>	Other Areas	No acceptable measure specified
Planning Area	Minimum Area												
Residential 1	800m <sup>2</sup>												
Residential 2	800m <sup>2</sup>												
Residential 3	600m <sup>2</sup>												
Tourist & Residential	600m <sup>2</sup>												
Other Areas	No acceptable measure specified												
<p><b>P2</b> Development does not have a detrimental impact on amenity.</p>	<p><b>A2.1</b> Development is located within:</p> <ul style="list-style-type: none"> <li>a) the Residential 2 Planning Area; or</li> <li>b) 400 metres of the Residential 3 Planning Area; or</li> <li>c) a Sub-Regional Centre; District Centre or Local Centre; and</li> </ul> <p><b>A2.2</b> Development is located on a Sub-arterial, Collector Road or Access Street.</p>												

Design and Siting

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P3</b> Buildings are sited such that:</p> <ul style="list-style-type: none"> <li>a) the setback from the street frontages is consistent with the established streetscape pattern; and</li> <li>b) the setback from side and rear boundaries retains daylight access and privacy for adjoining properties; and</li> <li>c) the setback from all boundaries is sufficient to allow areas of deep plangent; and</li> <li>d) the setback from street frontages provides for the desired streetscape pattern.</li> </ul>	<p><b>A3.1</b> Building setback from any road frontage is:</p> <ul style="list-style-type: none"> <li>a) a minimum of 6 metres; and</li> <li>b) in established areas within 20% of the average setback of adjoining development.</li> </ul>
<p><b>P4</b> Buildings and structures incorporate a similar roof pitch, architectural features, height and exterior colours of:</p> <ul style="list-style-type: none"> <li>a) existing dwellings in the immediate area; and</li> <li>b) existing dwellings and structures on the lot.</li> </ul>	<p><b>A4.1</b> Buildings are oriented on site to:</p> <ul style="list-style-type: none"> <li>a) allow prevailing south-easterly and north-easterly breezes to penetrate the site; and</li> <li>b) maximise the exposure of individual dwellings to prevailing and cross- breezes; and</li> <li>c) minimise exposure to western sun; and</li> </ul>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p><b>A4.2</b> Individual dwelling units are planned for maximum natural ventilation and light. Every dwelling has:</p> <ul style="list-style-type: none"> <li>a) Access to prevailing breezes including external walls with openings in at least two different orientations to allow breeze paths within the dwelling; or</li> <li>b) Partitioned walls, vents in or above doorways and internal louvers as required to ensure air movement through the dwelling; and</li> <li>c) Northerly orientation of an internal or external living area for winter solar access; and</li> <li>d) Access to a covered, outside area accessible to breezes for the drying of clothes. This area shall be sited such that it is not visible from public spaces.</li> </ul>
<b>P5</b> Dwelling units are sited to promote and encourage a sense of separation and individuality	<b>A5.1</b> Buildings and structures are not attached by a common wall or other structure.
<b>P6</b> Service structures and mechanical plant (including air conditioners and split system air conditioners) are located or insulated such that dwelling units within the development, and in residential buildings on adjoining properties are not affected by the noise source.	<p><b>A6.1</b> Service structures and mechanical plant are:</p> <ul style="list-style-type: none"> <li>a) screened and baffled; or</li> <li>b) otherwise incorporated into the building form to maintain and uphold the amenity of dwelling units within the development, and of residential buildings on adjoining properties.</li> </ul>

### Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P6</b> Buildings and structures contribute to the residential character and amenity. In particular buildings and structures:</p> <ul style="list-style-type: none"> <li>a) have sufficient area for residential living consistent with the amenity of a Residential area; and</li> <li>b) are responsive to the City's climate by taking into account prevailing breezes and solar orientation;</li> <li>c) are designed to minimise energy consumption; and</li> <li>d) are sympathetic to the traditional streetscape pattern.</li> </ul>	<b>A6.1</b> No acceptable measures are specified.
<b>P7</b> Dwelling units located at the rear of an allotment are to be predominantly obscured when viewed from the road frontage.	<b>A7.1</b> No acceptable measures are specified.
<b>P8</b> To promote the retention of existing dwellings with cultural heritage values.	<p><b>A8.1</b> For development within a Local Heritage Site or Character Precinct, the ground floor area can be enclosed to create a dwelling unit; or</p> <p><b>A8.2</b> Dwellings with similar vernacular architecture may be relocated or constructed on a lot.</p>



PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P9</b> Private open spaces and habitable rooms are protected from overlooking by dwelling layout, screening devices, distance or landscaping.	<b>A9.1</b> Where habitable rooms look directly at habitable rooms in residential buildings, privacy is protected by: <ul style="list-style-type: none"> <li>a) fixed obscure glazing in any part of the window below 1.5m above floor level; or</li> <li>b) fixed external screens; or</li> <li>c) sill heights of 1.5m above floor level; or</li> <li>d) in the case of screening for the ground floor level, fencing to a height of 1.8m above ground level.</li> </ul>

### Fencing

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P10</b> Fencing is designed such that it retains the existing amenity of adjacent dwellings of the area and is consistent in terms of design and materials with other fences in the locality.	<b>A10.1</b> A screen fence (minimum height of 1.8 metres and maximum gap of 10mm) must be provided to the side and rear of the lot.

### Landscaping and Open Space

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P11</b> Landscaping provides for an attractive streetscape.	<b>A11.1</b> A minimum of 3 metres of dense planting is provided along the road frontage/s of the subject site.
<b>P12</b> Landscaping dominates the road frontage.	<b>A12.1</b> No acceptable measures are specified.
<b>P13</b> Easily accessible and functional communal landscape and recreation area is provided for the benefit of residents.	<b>A13.1</b> A minimum area of 25m <sup>2</sup> is provided to each dwelling unit with a minimum average dimension of 4 metres; and <b>A13.2</b> Paved and sealed areas do not exceed 1/3 of the required landscaped area.

### Access and Parking

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P14</b> The development provides residents and guests with safe and convenient vehicle access to dwellings and the road network.	<b>A14.1</b> Dwelling units are serviced by: <ul style="list-style-type: none"> <li>a) a shared unobstructed driveway with a minimum width of 3.6 metres; or</li> <li>b) by individual unobstructed driveways, having a minimum width of 3 metres each; and</li> </ul> <b>A14.2</b> The surface treatment of any driveway is imperviously sealed; and <b>A14.3</b> Where development is on a Sub-arterial or Collector Road the driveway design is such that vehicles can enter and exit the site in a forward gear.
<b>P15</b> The development promotes and encourages a sense of separation, individuality and ownership for each dwelling.	<b>A15.1</b> Where a Dual Occupancy is to be erected on a corner allotment; each dwelling unit is accessed from a different road frontage.
<b>P16</b> Adequate on-site parking is provided for both residents and visitors.	<b>A16.1</b> A minimum of 2 spaces per unit which may be in tandem with a minimum of 1 covered space per unit; and

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p><b>A16.2</b> Development involving raised Queenslander Style Housing within identified character precincts, the parking requirement is reduced to a minimum 2 on-site spaces only.</p>
<p><b>P17</b> The design and location of vehicle access and parking:</p> <ul style="list-style-type: none"> <li>a) minimises impacts on neighbouring dwelling units and compliments the streetscape; and</li> <li>b) Reduces thermal radiation, minimises noise and lessens the visual impact of hardstand area.</li> </ul>	<p><b>A17.1</b> A minimum of 1 metre wide dense planted buffer is provided adjacent to any vehicle movement or parking area.</p>

#### 4.7.9 Extractive Industry Code

##### Purpose

The purpose of this code is to ensure that:

- The significant impacts of extractive industry on the environment are addressed in the planning of extractive industry operations;
- Extractive industry operations are managed so that environmental impacts are contained within the site;
- Extractive industry sites are progressively rehabilitated;
- Extractive industry resources and haul routes (where required) are protected;
- There are adequate separation distances from potentially incompatible land uses and extractive industries.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use for the purpose of an Extractive Industry.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

##### Establishment and Operation

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> The extractive industry does not adversely affect the amenity of the Planning Area in which they are proposed to be located.	<b>A1.1</b> No acceptable measures are specified.
<b>P2</b> The extractive industry utilises mitigation measures that minimise any likely adverse impact on ecological and hydrological processes.	<b>A2.1</b> No acceptable measures are specified.  Note: The Planning Scheme Policy, Reports and Information Council May Request, provides a guide to the information which should be provided to demonstrate that the performance criteria are achieved.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P3</b> The operation of the extractive industry does not compromise public safety.</p>	<p><b>A3.1</b> Safety fencing is provided for the full length of the perimeter of the site and around extractive industry stockpiles and operation; and</p> <p><b>A3.2</b> Access to the site is to a standard as to accommodate the design vehicles in accordance with Australian Standard 2880.2 and adequate sight distance must be maintained at the access in accordance with Australian Standard 2890.1; and</p> <p><b>A3.3</b> Blasting does not result in materials escaping or being ejected from the site; and</p> <p><b>A3.4</b> Prior to any blasting, notices of warning which provide warning to those working on the site and to passers by is erected and kept clearly exhibited on the approaches to, and not less than 400 metres from the site of the blasting.</p>
<p><b>P4</b> Minimise the likelihood of potentially incompatible land uses establishing over or in the vicinity of extractive or mineral deposits and operations and their haul routes.</p>	<p><b>A4.1</b> A baseline separation distance of 1 km from extent of the known extractive resource precincts or from the boundary of the current or proposed mining or extractive operation (including infrastructure), where the operation involves blasting and crushing; and</p> <p><b>A4.2</b> A 200 m distance for mining and extractive resources or operations where blasting or intrusive processing is not involved, such as sand mining; and</p> <p><b>A4.3</b> A 100 m distance each side of the major quarry haulage routes (as identified on DEO Map 3) associated with the extractive resources; and</p> <p><b>A4.4</b> Where no resource precinct has been defined, the separation distance to be taken from the boundary of the mining lease or mineral development licence or extractive industry approval area; and</p> <p><b>A4.5</b> Modification of the boundaries following field inspection based on topographic conditions such as an intervening ridge or other feature permitting a lesser separation distance or a more topographically suitable position of the boundary; and</p> <p><b>A4.6</b> Where residential, close rural residential development or industrial development exists within the relevant separation distance, appropriate separation will need to be established within the resource adjacent to residential or rural residential settlement (and arrangements made with industrial owners), or the mining or extractive operation modified to achieve acceptable levels of impact at the adjacent sensitive land use.</p>
<p><b>P5</b> The site must be progressively rehabilitated to ensure that:</p> <ul style="list-style-type: none"> <li>a) a stable landform is achieved;</li> <li>b) there are no adverse environmental impacts; and</li> <li>c) the landform is suitable for alternative uses.</li> </ul>	<p><b>A5.1</b> No acceptable measures are specified.</p> <p>Note: The Planning Scheme Policy, Reports and Information Council May Request, provides a guide to the information which should be provided to demonstrate that the performance criteria are achieved.</p>

#### 4.7.10 Home Activity Code

##### Purpose

The purpose of this code is to ensure that Home Activities:

- Are of a scale, and conducted at a level of intensity, that does not detrimentally impact on the amenity of residential areas or the occupants of residential premises;
- Are adequately serviced by infrastructure.

##### Applicability

This code applies to development that is:

- Self-assessable or assessable;
- A Material Change of Use of premises for a Home Activity.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

##### Establishment and Operation

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1</b> A Home Activity must be compatible with surrounding area.</p>	<p><b>A1.1</b> The Home Activity is conducted only by a resident or residents of the premises; and</p> <p><b>A1.2</b> The total area used for the purpose of the Home Activity is not greater than 30m<sup>2</sup> within a Dwelling Unit or the curtilage of the premises; and</p> <p><b>A1.2</b> No goods or equipment associated with the Home Activity are stored or displayed so as to be visible from outside the premises; and</p> <p><b>A1.3</b> The Home Activity:</p> <ul style="list-style-type: none"> <li>a) is conducted between the hours of 8.00 am to 8.00 pm Monday to Friday and 8.00 am to 6.00 pm Saturday.</li> <li>b) is not conducted at all on Sundays or on public holidays; and</li> </ul> <p><b>A1.4</b> No more than two customer/client visits to the site per day.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> A Home Activity must not adversely affect the amenity of the surrounding area.	<b>A2.1</b> Not more than one commercial vehicle is associated with the Home Activity and is garaged/parked on the site; and <b>A2.2</b> Any commercial vehicle associated with the Home Activity does not exceed 4 tonnes gross vehicle mass (gvm); and <b>A2.3</b> No vehicle is fuelled, serviced or repaired on the site; and <b>A2.4</b> Does not involve any source of power other than an electric motor of no more than 400 watts; and <b>A2.5</b> Parking is provided on-site to accommodate the customers or clients in addition to the requirements of the house. <b>A2.6</b> Limited to one sign no greater than 1 metre in length and 0.3 metres in height per premises and is not illuminated; and <b>A2.7</b> Waiting areas, entry areas and business telephones are located away from windows and doors where adjacent to neighbouring properties.

#### 4.7.11 Home Based Business Code

##### Purpose

The purpose of this Code is to ensure that Home Based Businesses:

- Are at a scale and level of intensity compatible with the locality;
- Do not adversely affect the amenity of the locality.

##### Applicability

This Code applies to development that is:

- Self-assessable or assessable;
- A Material Change of Use of premises for a Home Based Business.

##### Elements of the Code

Part A – For Self-Assessable and Assessable Development

##### Establishment and Operation

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1</b> A Home Based Business must be compatible with the surrounding area.</p>	<p><b>A1.1</b> The Home Based Business is conducted by a resident or residents of the House and the number of employees who are not residents of the premises does not exceed 1; and</p> <p><b>A1.2</b> The total area used for the purpose of the Home Based Business is not greater than 50 m<sup>2</sup> within a Dwelling Unit or the curtilage of the premises; and</p> <p><b>A1.3</b> No goods or equipment associated with the Home Based Business are stored or displayed so as to be visible from outside the premises; and</p> <p><b>A1.4</b> Except for bed and breakfast accommodation, the Home Based Business:</p> <ul style="list-style-type: none"> <li>a) is conducted between the hours of 8.00 am to 8.00 pm Monday to Friday and 8.00 am to 6.00 pm Saturday;</li> <li>b) is not conducted at all on Sundays or on public holidays; and</li> </ul> <p><b>A1.5</b> No more than eight customer/client visits to the site per day.</p>
<p><b>P2</b> A Home Based Business must not adversely affect the amenity of the surrounding residential area.</p>	<p><b>A2.1</b> Not more than one commercial vehicle is associated with the Home Based Business and is garaged/parked on the site; and</p> <p><b>A2.2</b> Any commercial vehicle associated with the Home Based Business does not exceed 4 tonnes gross vehicle mass (gvm); and</p> <p><b>A2.3</b> No vehicle is fuelled, serviced or repaired on the site; and</p> <p><b>A2.4</b> Home Based Business is carried out within a detached house; and</p> <p><b>A2.5</b> Advertising signage is limited to one device no greater than 1 metre in length and 0.3 metres in height per premises and is not illuminated ; and</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p><b>A2.6</b> Waiting areas, entry areas and business telephones are located away from windows and doors where adjacent to neighbouring properties.</p>
<p><b>P3</b> Home Based Business Parking is provided on-site to accommodate the customers or clients in addition to the requirements of the house.</p>	<p><b>A3.1</b> The parking required for a house; plus</p> <ul style="list-style-type: none"> <li>a) 1 space per 25m<sup>2</sup> of net lettable area used for the Home Based Business; or</li> <li>b) 1 space per bedroom approved for Bed &amp; Breakfast Accommodation or Farm Stay Accommodation.</li> </ul>



#### 4.7.12 House Code

##### Purpose

The purpose of this Code is to ensure that the siting, design and use of each House contributes to the amenity and character of the locality.

##### Applicability

This Code applies to development that is:

- Self-assessable or assessable;
- A Material Change of Use of premises for a House.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Height

P1 The height of a building is not to unduly – <ul style="list-style-type: none"> <li>a) overshadow adjoining houses; and</li> <li>b) obstruct the outlook from adjoining lots; and</li> <li>c) affect the residential character of the area.</li> </ul>	A1.1 The building height is not more than 7.5m.
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#### 4.7.13 Illuminated Tennis Court Code

##### Purpose

The purpose of this Code is to ensure that an illuminated tennis court does not adversely affect the amenity of the surrounding locality.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for an Illuminated Tennis Court.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

<p><b>P1</b> An illuminated tennis court must not adversely affect the amenity of the surrounding residential area.</p>	<p><b>A1.1</b> An illuminated tennis court is set back a minimum of 5 metres from the lot boundary and the setback area/s is landscaped to provide an effective visual screen and reduce lighting impacts; and</p> <p><b>A1.2</b> Illumination levels parallel to, and at a distance of 1.5 metres outside the site for a height of 10 metres do not exceed 8 lux in either the vertical or horizontal plane.</p>
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#### 4.7.14 Industry Class A, B & C Code

##### Purpose

The purpose of this Code is to ensure that Industry achieves appropriate environmental standards and a high standard of layout and building design.

##### Applicability

This Code applies to development that is:

- Self-assessable and assessable;
- A Material Change of Use of Premises for the purpose of Industry Class A, B or C.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

##### Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1</b> Development must not adversely impact on the amenity of the adjoining premises and the locality.</p>	<p><b>A1.1</b> Buildings on sites with frontage to a State-Controlled Road, existing or proposed Arterial Road or existing or proposed Sub-Arterial Road, as identified on the Road Hierarchy Overlay Maps are set back 8 metres from the road frontage; or</p> <p><b>A1.2</b> In the case of a corner site which has frontage to two of these higher order roads, buildings are set back 8 metres from the highest order road and 6 metres from the other road; or</p> <p><b>A1.3</b> In other cases, buildings are set back:</p> <ul style="list-style-type: none"> <li>a) 6 metres from the main road frontage; and</li> <li>b) 3 metres from any secondary road frontage; and</li> </ul> <p><b>A1.4</b> Where the site has a common boundary with land in an Industry Planning Area, the building is set back 0 metres from side and rear boundaries; otherwise the minimum setback from side and rear boundaries is 1.5 metres or 1/4 of the height of the building, whichever is the greater; and</p> <p><b>A1.5</b> In other cases, the building is set back 2.5 metres or 1/4 of the height of the building, whichever is the greater, from the common boundary.</p>

## Parking and Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P2</b> Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to -</p> <ul style="list-style-type: none"> <li>a) be accommodated on-site;</li> <li>b) maximise safety and efficiency of loading; and</li> <li>c) protect the visual and acoustic amenity of the premises and adjoining premises.</li> </ul>	<p><b>A.2.1</b> Loading facilities -</p> <ul style="list-style-type: none"> <li>a) are contained wholly within the premises;</li> <li>b) are located at the rear or side of the building;</li> <li>c) are not located adjacent to a Residential 1, 2 or 3 Planning Area; and</li> <li>d) are provided with parking bays and manoeuvring areas for service vehicles in accordance with AS 2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</li> </ul>
<p><b>P3</b> Vehicle manoeuvring areas are designed to be operationally safe and functional</p>	<p><b>A3.1</b> Vehicle parking and manoeuvring areas -</p> <ul style="list-style-type: none"> <li>a) are designed in accordance with AS28901 – Car Parking Facilities (Off Street Parking) and;</li> <li>b) provide turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</li> </ul>
<p><b>P4</b> Access to the premises is consolidated to minimise conflict between vehicles accessing and egressing the site and users of the adjacent road system.</p>	<p><b>A4.1</b> Each lot is provided with one access point; and</p> <p><b>A4.2</b> Vehicle movement within the premises is provided for via reciprocal easements.</p>
<p><b>P5</b> The layout of self storage facilities enables adequate vehicle circulation and vehicle parking adjacent each storage unit.</p>	<p><b>A5.1</b> Internal vehicle driveways have a minimum aisle width of 7 metres.</p>

## Landscaping

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P5</b> Industrial sites must be landscaped to enhance the amenity of industrial areas and provide a pleasant working environment.</p>	<p><b>A5.1</b> A minimum of 10% of the area of the site is landscaped; and</p> <p><b>A5.2</b> The setback areas from the road frontage/s contain dense planting; and</p> <p><b>A5.3</b> The setback areas from side and rear boundaries provided in the case where the site adjoins land not in an Industry Planning Area or land containing an existing residential use contain dense planting; and</p> <p><b>A5.4</b> Areas used for storage are screened from view from the street by dense planting fencing or buildings.</p>

#### 4.7.15 Intensive Animal Husbandry Code

##### Purpose

The purpose of this code is to ensure that:

- Does not have adverse impacts on the environment;
- Does not adversely impact on the amenity of the locality;
- Is established on premises that are suitable to accommodate the impacts and scale of the use.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for Intensive Animal Husbandry.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B: For Assessable Development Only

##### Site Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> The site must have sufficient area to accommodate the Intensive Animal Husbandry facility and to achieve adequate setbacks.	<b>A1.1</b> The site has an area of not less than 2 hectares.
<b>P2</b> The establishment of Intensive Animal Husbandry must not interfere with coastal processes or affect vegetation.	<b>A2.1</b> The area of the site containing the Intensive Animal Husbandry facility is not located below Highest Astronomical Tide; and <b>A2.2</b> The establishment of the Intensive Animal Husbandry facility does not involve the removal of vegetation identified as having key, moderate, low or very low conservation values on the Vegetation Conservation / Waterway Significance Overlay Maps.
<b>P3</b> The topography of the site must be suitable for the intended use.	<b>A3.1</b> The area of the site containing the Intensive Animal Husbandry facility has a slope less than 10%.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P4</b> The site must be adequately serviced so that the use may operate effectively and without affecting existing or planned residential uses.</p>	<p><b>A4.1</b> Access to the Intensive Animal Husbandry Facility is provided via a road constructed to a rural (or higher) standard as identified in the Design Guidelines set out in Section D1 of the Planning Scheme Policy, FNQROC Development Manual and</p> <p><b>A4.2</b> The site is connected to an electricity supply; and</p> <p><b>A4.3</b> The site is provided with a reliable water supply and, where the supply is not from a reticulated water supply system, an approved water allocation is permitted by the relevant agency.</p>
<p><b>P5</b> The establishment of Intensive Animal Husbandry must not adversely affect existing or planned residential or community uses.</p>	<p><b>A5.1</b> The use is established in the Rural 1 Planning Area; and</p> <p><b>A5.2</b> The site is not less than:</p> <ul style="list-style-type: none"> <li>a) 5000 metres from any Residential 1, Residential 2, Residential 3 or Tourist and Residential Planning Area;</li> <li>b) 1000 metres from any Low Density Residential Planning Area; and</li> <li>c) 1000 metres from any community facilities where people gather, such as community halls or schools.</li> </ul>

### Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P6</b> Buildings, other structures, ponds and waste disposal areas must be sited so that the Intensive Animal Husbandry facility does not impact on the amenity of the area and does not have significant adverse environmental impacts outside the site.</p>	<p><b>A6.1</b> Buildings, pens, other structures, ponds and waste disposal areas are setback not less than:</p> <ul style="list-style-type: none"> <li>a) 40 metres from the frontage to a State-controlled Road; and</li> <li>b) 20 metres from the frontage of any other road; and</li> <li>c) 15 metres from the side and rear boundaries of the site; and</li> <li>d) 100 metres from any House on surrounding land; and</li> </ul> <p><b>A6.2</b> Buildings, pens, other structures, ponds and waste disposal areas are set back:</p> <ul style="list-style-type: none"> <li>a) 50 metres from a Category 1, 2 or 3 Waterway; and</li> <li>b) 20 metres from a Category 4 Waterway.</li> </ul>

### Establishment and Operation

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P7</b> Buildings, pens, other structures, ponds and waste disposal areas must be sited, constructed and managed so that the maximum number of animals intended to be kept or processed on the land can be accommodated without having any significant adverse environmental impacts outside the site.</p>	<p><b>A7.1</b> Fencing is provided and maintained to prevent the escape of animals, where live animals are kept on the site.</p>
<p><b>P8</b> Waste disposal areas are situated only where there is no risk of contaminating any groundwater supply or surface water resource, and are of an adequate size to provide for the amount of waste generated on the site.</p>	<p><b>A8.1</b> No acceptable measures are specified.</p>

#### 4.7.16 Multiple Dwelling (Small Scale Development) Code

##### Purpose

The purpose of this code is to:

- Facilitate the development of diverse housing options in both established and new residential areas.
- Retain older dwellings in Character Precincts;
- provide an opportunity to increase density in established residential areas, without having a significant impact on the streetscape and character values of the neighbourhood.
- Ensure that development provides a pleasant living environment appropriate to the lifestyle and climate of Tropical North Queensland;
- Attain a high level of energy efficiency for new residential development;
- Manage the impact of development on neighbouring residents.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for Multiple Dwelling (small scale development);
- Building Work for Multiple Dwelling (small scale development).

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

Part B – For Assessable Development Only

Site Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES						
<p><b>P1</b> The site has sufficient area, frontage and dimensions to accommodate:</p> <ul style="list-style-type: none"> <li>a) the buildings; and</li> <li>b) other structures; and</li> <li>c) required open space; and</li> <li>d) vehicular access and car parking; and</li> <li>e) service areas; and</li> <li>f) pedestrian access; and</li> <li>g) landscaping.</li> </ul>	<p><b>A1.1</b> The site has a minimum area of:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Planning Area</th> <th>Minimum Area</th> </tr> </thead> <tbody> <tr> <td>Residential 2</td> <td>800m<sup>2</sup></td> </tr> <tr> <td>Other Areas</td> <td>No acceptable measure specified</td> </tr> </tbody> </table> <p><i>( Note: Alternative solutions will be considered for developments that involve retention of character housing.)</i></p>	Planning Area	Minimum Area	Residential 2	800m <sup>2</sup>	Other Areas	No acceptable measure specified
Planning Area	Minimum Area						
Residential 2	800m <sup>2</sup>						
Other Areas	No acceptable measure specified						

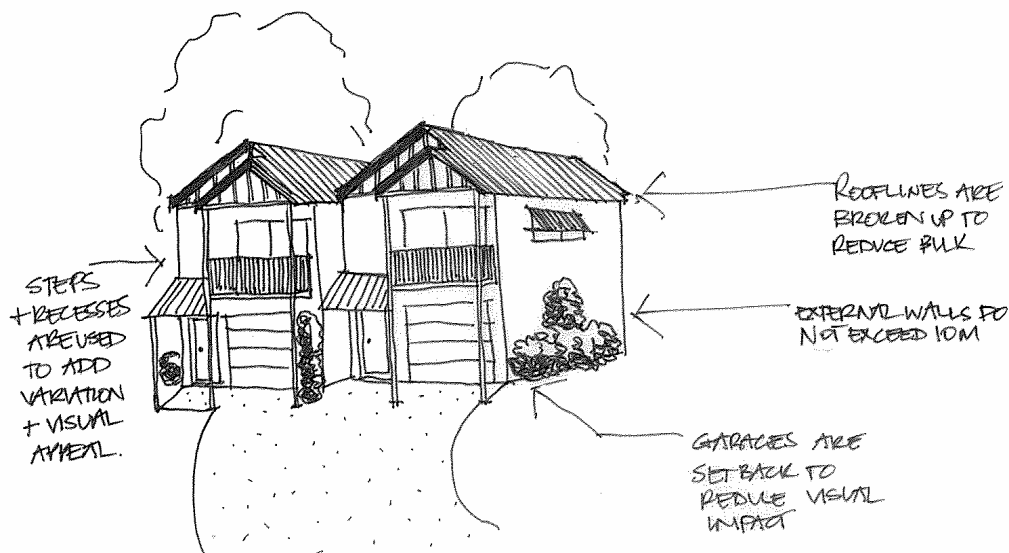
Streetscape and Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES				
<p><b>P2</b> The overall scale, proportions and rhythm of the development:</p> <ul style="list-style-type: none"> <li>a) responds to the subdivision patterns; and</li> <li>b) is respectful of the streetscape pattern.</li> </ul>	<p><b>A2.1</b> Where in a Character Precinct, existing buildings are retained and re-used; or</p> <p><b>A2.2</b> All other areas - No acceptable measures are specified.</p>				
<p><b>P3</b> Buildings are setback from the street frontages to establish a desirable streetscape pattern or in established areas maintain consistency with the existing streetscape pattern.</p>	<p><b>A3.1</b> Building setback from any road frontage is:</p> <ul style="list-style-type: none"> <li>a) a minimum of 6 metres; or</li> <li>b) in established areas within 20% of the average setback of adjoining development</li> </ul> <p>Figure 1 Example of front setback</p> <p style="text-align: center;">Setback to front boundary</p> <p style="text-align: center;">Road</p> <p style="text-align: center;">Within 20% of adjoining development in established areas and a minimum of 6 metres.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td></td> <td>Average setback of adjoining buildings</td> </tr> <tr> <td></td> <td>Area within 20% of average setback</td> </tr> </table>		Average setback of adjoining buildings		Area within 20% of average setback
	Average setback of adjoining buildings				
	Area within 20% of average setback				



PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P4</b> The visual appearance and scale of the building is compatible with the scale of surrounding development and streetscape pattern.</p>	<p><b>A4.1</b> The maximum plot ratio is 1.0; and</p> <p><b>A4.2</b> Buildings do not exceed 30m in any single dimensions</p> <p><b>A4.3</b> Minimum distances between adjoining residential buildings on the site are:</p> <ul style="list-style-type: none"> <li>a) up to two storeys – 4 metres</li> <li>b) more than two storeys – 7 metres and</li> </ul> <p><b>A4.4</b> Steps, recesses, projections and other variations are used in plan and elevation, including:</p> <ul style="list-style-type: none"> <li>a) external walls do not exceed 10 metres in length without a change in plan of at least 1.5 metres; and</li> <li>b) individual balconies are articulated or separated; and</li> </ul> <p><b>A4.5</b> Building finishes include variation in colours, materials and textures; and</p> <p><b>A4.6</b> Rooflines are broken up and include features that reduce the overall bulk and add scale (such as cascading roof levels, gables, skillions or variations in pitch).</p>

Figure 2 Scale of the building is compatible with the scale of surrounding development

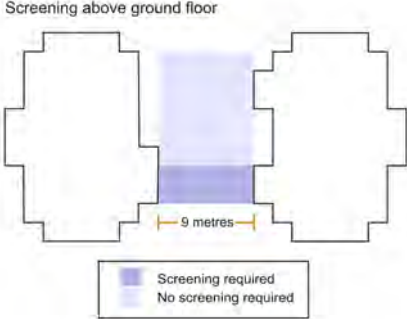


### Tropical Design and Energy Efficiency

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P5</b> The development achieves tropical character and a Cairns vernacular through:</p> <ul style="list-style-type: none"> <li>a) the use of structural elements and building materials of varying scales and textures; and</li> <li>b) variations in exterior colours; and</li> <li>c) variations in the size and patterning of windows; and</li> <li>d) use of awnings and other sun protection devices; and</li> <li>e) reference to dominant vertical and horizontal patterns in the streetscape.</li> </ul>	<p><b>A5.1</b> No acceptable measures are specified.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P6</b> Buildings are sited and designed to:</p> <ul style="list-style-type: none"> <li>a) maximise cross-breezes through the site; and</li> <li>b) minimise solar heat loads; and</li> <li>c) promote breeze and natural light.</li> </ul>	<p><b>A6.1</b> Buildings are oriented on site to:</p> <ul style="list-style-type: none"> <li>a) allow prevailing south-east and north-east breezes can penetrate the site; and</li> <li>b) the majority of individual dwelling units have exposure to prevailing and cross-breezes; and</li> <li>c) exposure to western sun is minimised and shaded; and</li> <li>d) building layouts do not include a double bank of units on either side of an access corridor; and</li> </ul> <p><b>A6.2</b> Every dwelling unit is designed for maximum natural ventilation through the provision of:</p> <ul style="list-style-type: none"> <li>a) Openings in external walls with at least two different orientations to allow breeze paths within the dwelling; or</li> <li>b) partitioned walls, vents in or above doorways and internal louvers as required to ensure air movement through the dwelling unit; and</li> </ul>
	<p><b>A6.3</b> Every dwelling unit is designed for maximum natural light and solar gain through:</p> <ul style="list-style-type: none"> <li>a) the northerly orientation of at least one internal or external living area for winter solar access; and</li> <li>b) provision of natural daylight to all habitable rooms; and</li> </ul> <p><b>A6.4</b> Each dwelling shall have access to a private or shared covered, naturally ventilated clothes-drying area, sited such that it not directly visible from public spaces or living rooms.</p>

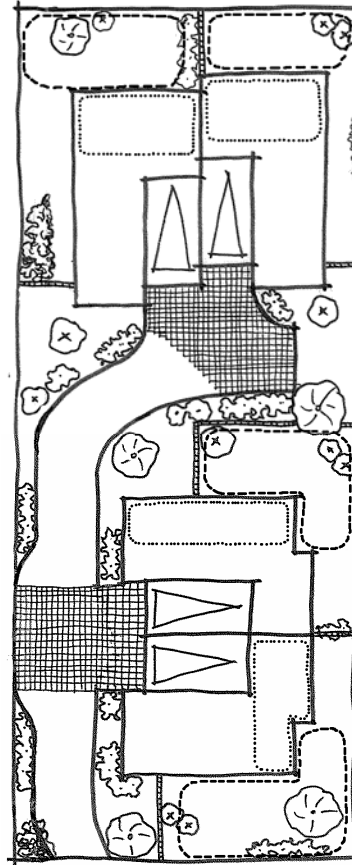
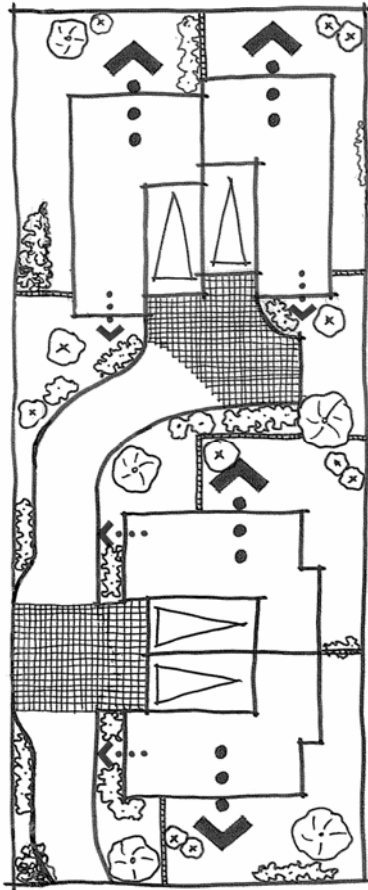
### Residential Amenity

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P7</b> Buildings and open living areas are designed and arranged on the site to provide privacy for residents and neighbours</p>	<p><b>A7.1</b> Habitable rooms and private open space are oriented to avoid overlooking of neighbouring properties; and</p> <p><b>A7.2</b> Where habitable rooms look directly at habitable rooms in residential buildings within 2m at ground floor level or within 9m above ground floor level, privacy is protected by:</p> <ul style="list-style-type: none"> <li>a) opaque louvers or obscure glazing in any part of a window that is below 1.5m above floor level; or</li> <li>b) fixed external screens; or</li> <li>c) in the case of ground floor rooms, fencing to a height of 1.8m above ground level; or</li> <li>d) in the case of ground floor rooms, deep planting; and</li> </ul> <p>Figure 3 Example of when Screening is Required</p>  <p style="text-align: center;">Screening above ground floor</p> <p style="text-align: center;">9 metres</p> <div style="text-align: center;"> <span style="display: inline-block; width: 10px; height: 10px; background-color: #ccccff; border: 1px solid black; margin-right: 5px;"></span> Screening required  <span style="display: inline-block; width: 10px; height: 10px; background-color: white; border: 1px solid black; margin-right: 5px;"></span> No screening required         </div>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p><b>A7.3</b> The side and rear boundary setback is a minimum of 1m one third of the height of the building which ever is greater; and</p> <p>Note: For developments in a Character Precinct alternative solutions will be considered in order to facilitate retention of character housing; and</p> <p><b>A7.4</b> A screen fence (minimum height of 1.8 metres and maximum gap of 10mm) must be provided to the side and rear of the lot.</p>
<p><b>P8</b> Units are oriented to the street to create a distinct identity and provide opportunities for casual surveillance of the public domain.</p>	<p><b>A8.1</b> At least one dwelling is located along any street frontage and has at least two of the following features oriented to the street:</p> <ul style="list-style-type: none"> <li>a) windows to habitable rooms;</li> <li>b) an entry door or porch;</li> <li>c) a balcony or patio (which may be partially screened for privacy).</li> </ul> <p><b>A8.2</b> Fences and walls to road frontages do not exceed:</p> <ul style="list-style-type: none"> <li>a) 1.2 metres in height if solid; or</li> <li>b) 1.5 metres if partially transparent.</li> </ul> <p>Note: Alternative solutions will be considered for developments on State Controlled Roads and future State Controlled Roads.</p>
<p><b>P9</b> Residents can access private and functional outdoor living areas</p>	<p><b>A9.1</b> Units have a private and functional outdoor living area that:</p> <ul style="list-style-type: none"> <li>a) has minimum dimensions of 2.4m; and</li> <li>b) has minimum area of 8.4m<sup>2</sup>; and</li> <li>c) is directly accessed from internal living spaces (not bedrooms); and</li> <li>e) has an absorptive material on at least one surface to reduce noise transmission</li> </ul>
<p><b>P10</b> The site is landscaped to improve amenity for residents and neighbours and contribute positively to the streetscape character.</p>	<p><b>A10.1</b> At least 10% of the site is deep planting with minimum dimensions of 4m and with trees selected to suit the streetscape; and</p> <p><b>A 10.2</b> A further 10% of the site is soft landscaping (ie not paved or sealed) with a minimum dimensions of 2.5m.</p>

Figure 4 Example of good design with units facing front and back so not overlooking neighbours

Figure 5 Residents can access private and functional outdoor space

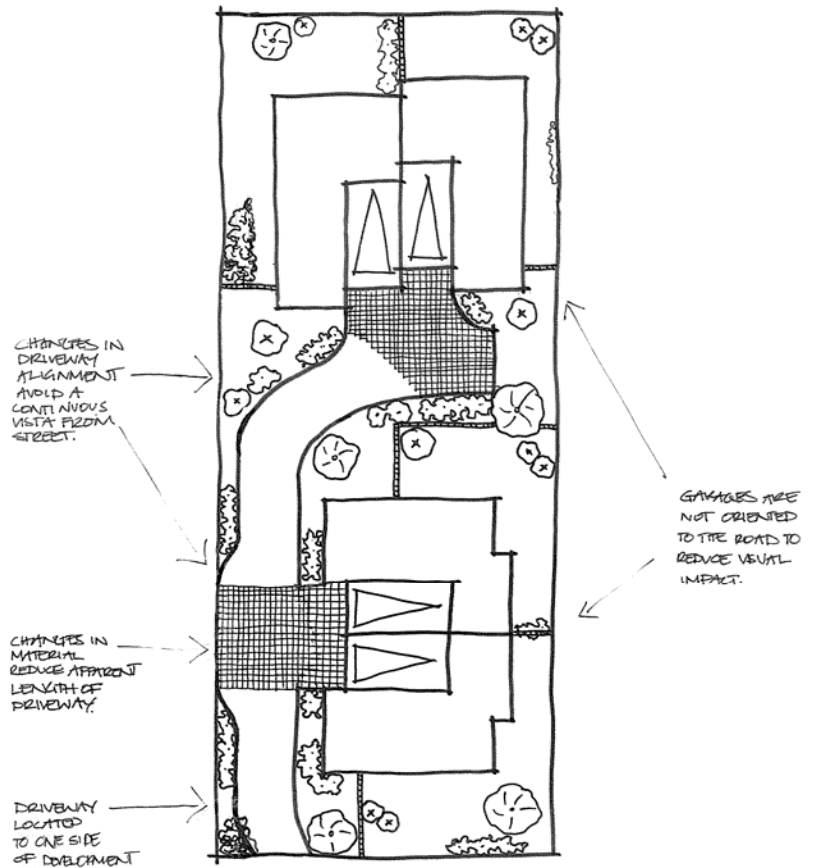
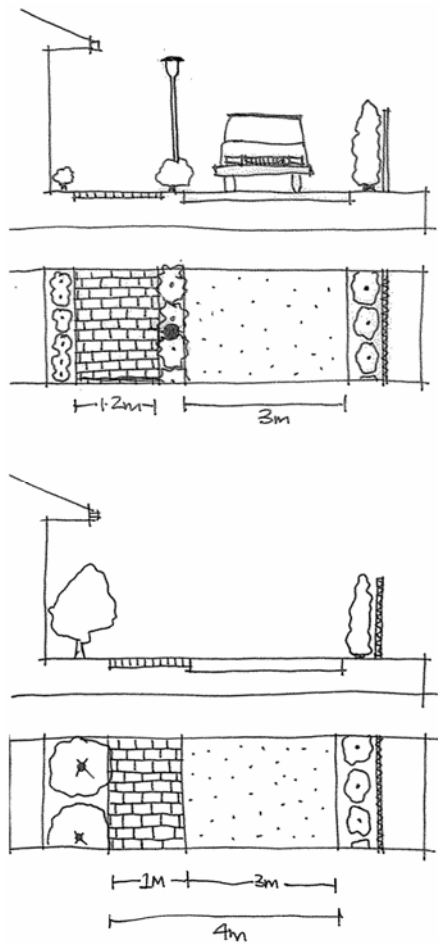


Access and Parking

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P11</b> Access to the development is from a street with sufficient width and capacity for the additional traffic movements and manoeuvres generated by the development</p>	<p><b>A11.1</b> Development is located on a State controlled, Sub-arterial, Collector Road or Access Street.</p>
<p><b>P13</b> Vehicle access and parking is not visually obtrusive from the street and is consistent with the streetscape.</p>	<p><b>A13.1</b> The development is serviced by a shared single driveway that is located to one side of the development; and</p> <p><b>A13.2</b> The width of the drive at the crossover does not exceed 3.6m; and</p> <p><b>A13.3</b> The surface treatment of any driveway is imperviously sealed; and</p> <p><b>A 13.4</b> The apparent length of the driveway is reduced by:</p> <ul style="list-style-type: none"> <li>a) introducing changes in alignment to avoid a continuous vista from the street; or</li> <li>b) introducing changes of material along the length to reduce the apparent length; or</li> <li>c) locating deep planting at the end and along the drive; and</li> </ul>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p><b>A13.5</b> Where development is on a Sub-arterial or Collector Road the internal circulation design is such that vehicles can enter and exit the site in a forward gear; and</p> <p><b>A13.6</b> Not more than one car-parking space is located between the development and the street; and</p> <p><b>A13.7</b> Car parking structures are not visually prominent from the street.</p>
<p><b>P14</b> Vehicle access and parking is sited to minimise impacts on adjoining dwelling from noise, light, glare and thermal radiation.</p>	<p><b>A14.1</b> Vehicle access and parking is:</p> <ul style="list-style-type: none"> <li>a) oriented or screened to avoid reflection of car headlights and area lighting into the windows of habitable rooms and patios or balconies of other dwelling units within the development and adjacent dwellings / properties; and</li> <li>b) separated from windows to habitable rooms either by location, enclosure or screening to minimise noise and light disturbance and fume emissions.</li> </ul>
<p><b>P15</b> Pedestrian access is prominent and safe.</p>	<p><b>A15.1</b> A prominent, well-lit, sealed footpath, of minimum width 1.2m, links the development with the on street works; or</p> <p><b>A 15.2</b> Pedestrian access is via a well-lit and clearly delineated shared traffic area with minimum width of 4.0m and the pedestrian area denoted by a change in colour or texture of the hard surface; and</p> <p><b>A15.3</b> Buildings, fences and landscaping are designed and lit so that they will not conceal a person.</p>

Figure 6 Examples of safe pedestrian access Figure 7 Vehicle access and parking is not obtrusive from the street access



Services

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P16</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>a) convenient and accessible to residents and refuse collection services; and</li> <li>b) located and designed to prevent adverse impacts associated with smell, liquid discharge and unsightliness :                             <ul style="list-style-type: none"> <li>i) within the site; and</li> <li>ii) on adjoining properties; and</li> <li>iii) to a street.</li> </ul> </li> </ul>	<p><b>A16.1</b> Each unit has a hard surfaced bin storage area located within a fenced area, but physically and visually separate from external living areas; or</p> <p><b>A16.2</b> Provision is made for the communal storage of rubbish bins in an imperviously sealed, roofed and bunded area that:</p> <ul style="list-style-type: none"> <li>a) contains a hose down area draining to Council's sewer network; and</li> <li>b) is sited and designed to be unobtrusive and screened from view from the street frontage; and</li> <li>c) is of a sufficient size to accommodate the necessary number of bins; and</li> </ul> <p><b>A19.3</b> Bins can be transported from the storage area(s) to the street along sealed paths or drives.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P17</b> A secure storage area is provided for each dwelling unit.</p>	<p><b>A17.1</b> Secure storage areas:</p> <ul style="list-style-type: none"> <li>a) are located to enable access by motor vehicle; and</li> <li>b) have a minimum space of 2.4m<sup>2</sup> per dwelling unit; and</li> <li>c) have a minimum height of 2.1 metres; and</li> <li>d) have minimum dimensions to enable secure bicycle storage</li> <li>d) are weather proof; and</li> <li>e) are lockable; and</li> <li>f) are ARI 100 immune.</li> </ul>
<p><b>P18</b> Services structures and mechanical plant (including air conditioners and split system air conditioners) are screened or otherwise incorporated as part of the building form.</p>	<p><b>A18.1</b> Services structures and mechanical plant are not visible from:</p> <ul style="list-style-type: none"> <li>a) the street, and</li> <li>b) adjoining properties, and</li> <li>c) public open space; and</li> </ul> <p><b>A18.2</b> Mechanical plant is not located:</p> <ul style="list-style-type: none"> <li>a) on balconies or adjacent to other liveable areas; and</li> <li>b) near multiple reflective surfaces such as walls and eaves; and</li> </ul>

4.7.17 Multiple Dwelling and Holiday Accommodation Code

Purpose

The purpose of this code is to:

- Ensure that Multiple Dwellings are compatible with and complementary to surrounding development, with regard to scale, bulk, and streetscape patterns;
- Ensure that Multiple Dwellings do not adversely impact on the natural environment of the area, and existing natural features on the site;
- Ensure that the design of Multiple Dwellings creates a pleasant living environment and is appropriate for the tropical climate of Tropical North Queensland;
- Effectively manage the impacts of multiple dwelling development on neighbours;
- Foster the development of alternative housing options, including a mix of population densities, within residential areas;
- Encourage infill development, whilst retaining the existing character of residential areas.

Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for Multiple Dwellings or Holiday Accommodation;
- Building Work for Multiple Dwellings or Holiday Accommodation.

Elements of the Code

Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None



Part B – For Assessable Development Only

Site Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES										
<p><b>P1</b> The premises has sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> <li>a) the buildings; and</li> <li>b) other structures; and</li> <li>c) open space; and</li> <li>d) car parking; and</li> <li>e) vehicular access; and</li> <li>f) pedestrian access; and</li> <li>g) landscaping; and</li> <li>h) recreation facilities.</li> </ul>	<p><b>A1.1</b> The site has a minimum area of:</p> <table border="1"> <thead> <tr> <th>Planning Area</th> <th>Minimum Area</th> </tr> </thead> <tbody> <tr> <td>Residential 2</td> <td>800m<sup>2</sup></td> </tr> <tr> <td>Residential 3</td> <td>600m<sup>2</sup></td> </tr> <tr> <td>Tourist &amp; Residential</td> <td>600m<sup>2</sup></td> </tr> <tr> <td>Other Areas</td> <td>No acceptable measure specified</td> </tr> </tbody> </table> <p>and;</p> <p><b>A1.2</b> The site has a minimum Main Road Frontage of 15 metres.</p> <p>Note: Alternative solutions will be considered for developments in a Character Precinct in order to facilitate retention of Queenslander housing.</p>	Planning Area	Minimum Area	Residential 2	800m <sup>2</sup>	Residential 3	600m <sup>2</sup>	Tourist & Residential	600m <sup>2</sup>	Other Areas	No acceptable measure specified
Planning Area	Minimum Area										
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Tourist & Residential	600m <sup>2</sup>										
Other Areas	No acceptable measure specified										

Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES										
<p><b>P2</b> To retain the existing character of the residential suburbs of Cairns, buildings are designed to:</p> <ul style="list-style-type: none"> <li>a) maximise the separation between buildings; and</li> <li>b) provide adequate landscaping and open space around buildings for screening and recreational opportunities for the residents and visitors of the site; and</li> <li>c) achieve a balance between parking, driveways, service areas and landscaping and building; and</li> <li>d) promote through breeze, natural light, vistas and visual lines; and</li> <li>e) reduce the bulk of buildings.</li> </ul>	<p><b>A2.1</b> The maximum site cover is 40%; and</p> <p><b>A1.4</b> The gross floor area shall not exceed the following:</p> <table border="1"> <thead> <tr> <th>Planning Area</th> <th>Maximum GFA</th> </tr> </thead> <tbody> <tr> <td>Residential 2</td> <td>0.8 x site area</td> </tr> <tr> <td>Residential 3</td> <td>1.2 x site area</td> </tr> <tr> <td>Tourist &amp; Residential</td> <td>1.2 x site area</td> </tr> <tr> <td>Other Areas</td> <td>No acceptable measure specified</td> </tr> </tbody> </table>	Planning Area	Maximum GFA	Residential 2	0.8 x site area	Residential 3	1.2 x site area	Tourist & Residential	1.2 x site area	Other Areas	No acceptable measure specified
Planning Area	Maximum GFA										
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Residential 3	1.2 x site area										
Tourist & Residential	1.2 x site area										
Other Areas	No acceptable measure specified										
<p><b>P3</b> The development achieves tropical character and a Cairns vernacular through:</p> <ul style="list-style-type: none"> <li>a) the use of structural elements and building materials of varying scales and textures; and</li> <li>b) variations in exterior colours; and</li> <li>c) variations in the size and patterning of windows; and</li> <li>d) use of awnings and other sun protection devices.</li> </ul>	<p><b>A3.1</b> No acceptable measures are specified.</p> <p><i>See Figure 1 below for an example</i></p>										
<p><b>P4</b> The building is designed and sited to ensure adequate natural daylight in habitable rooms and principal open space areas, to allow residents and visitors enjoyment during the majority of the daylight hours.</p>	<p><b>P4.1</b> No acceptable measures are specified</p>										

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P5</b> The building bulk is reduced by a combination of:</p> <ul style="list-style-type: none"> <li>a) balconies; and</li> <li>b) recesses in the vertical plane; and</li> <li>c) variation in building form; and</li> <li>d) roof features; and</li> <li>e) the use of curves, steps, recesses, projections or variation in plan and elevation, including articulated or separated balconies.</li> </ul>	<p><b>A5.1</b> Building bulk and form is reduced by:</p> <ul style="list-style-type: none"> <li>a) the length of elevation does not exceed 15 metres, with a minimum change in plane in plan or elevation of 1.5 metres; and</li> <li>b) there is a minimum distance of 7 metres between adjoining residential buildings within the site; and</li> <li>c) the use of curves, steps, recesses, projections or variations in plan and elevation; and</li> <li>d) the provision of articulated or separated balconies; and</li> <li>e) variation in building colours, materials and textures; and</li> </ul> <p><b>A5.2</b> Rooflines are broken up and include features that reduce the overall bulk and add scale (such as cascading roof levels, gables, skillions or variations in pitch); and</p> <p><b>A5.3</b> The length of any continuous eaves line does not exceed 16m.</p>
<p><b>P6</b> The overall scale, proportions and rhythm of the development:</p> <ul style="list-style-type: none"> <li>a) responds to traditional subdivision patterns; and</li> <li>b) is sympathetic to the traditional streetscape pattern.</li> </ul>	<p><b>A6.1</b> No acceptable measures are specified.</p> <p><i>See Figure 2 below for an example</i></p>

Figure 1 – Illustration of Desirable Character Attributes for Multiple Dwellings

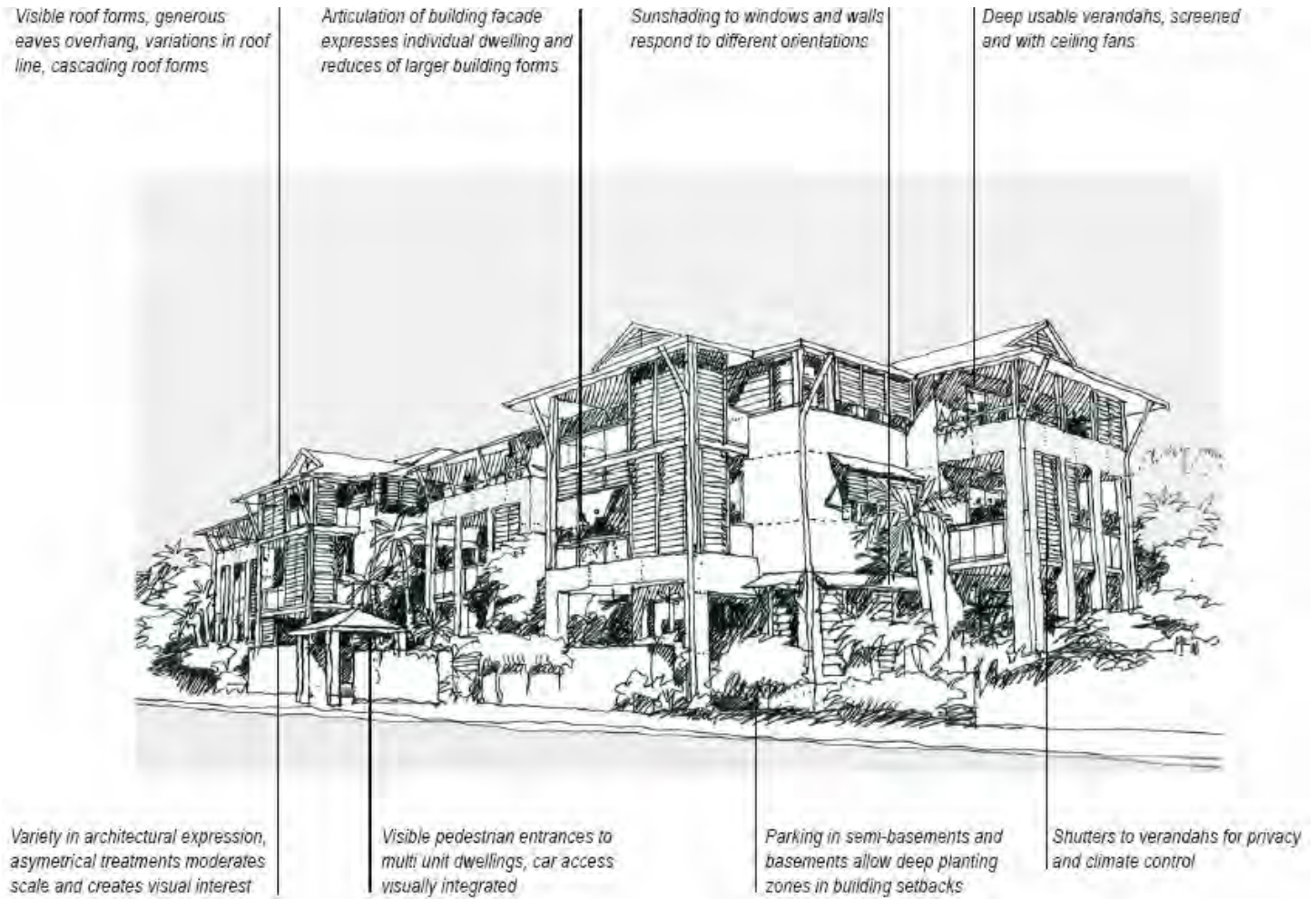
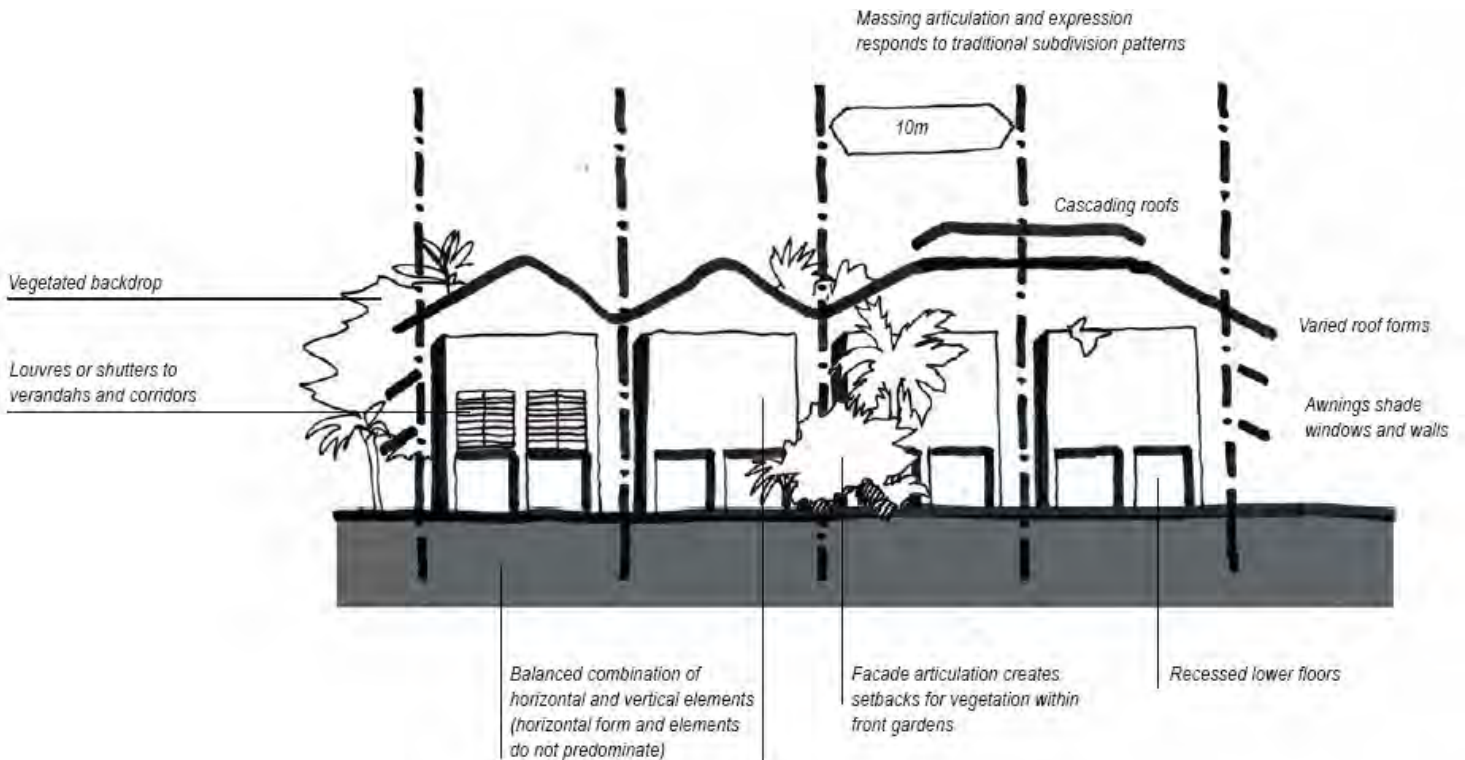
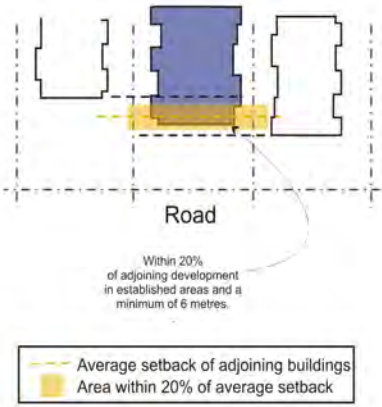
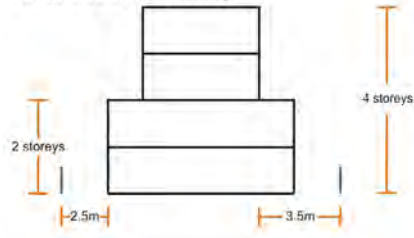


Figure 2 – Scale, Proportions and Rhythm of the Building Reflects the Dominant Streetscape

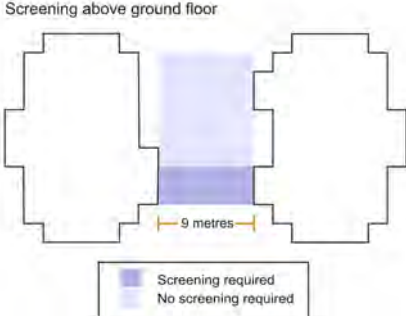


PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P7</b> Buildings shall be sited such that:</p> <ul style="list-style-type: none"> <li>a) the setback from street frontages is consistent with the established streetscape pattern; and</li> <li>b) the setback from side and rear boundaries retains daylight access and privacy for adjoining properties; and</li> <li>c) the setback from all boundaries is sufficient to allow areas of deep planting; and</li> <li>d) the setback from street frontages provides for the desired streetscape pattern.</li> </ul>	<p><b>A7.1</b> Buildings are setback 15 metres to the Cairns Esplanade; and</p> <p><b>A7.2</b> For buildings in other locations, building setback from main road frontage is:</p> <ul style="list-style-type: none"> <li>a) a minimum of 6 metres; and</li> <li>b) in established areas within 20% of the average setback of adjoining development; and</li> </ul> <p>Figure 3 Example of front setback.</p> <p style="text-align: center;">Setback to front boundary</p>  <p><b>A7.3</b> Regardless of clauses 7.4 and 7.5 below, for the purposes of reducing overshadowing, the setback along the southern and western boundary shall be one third of the height of the building, measured to the eaves; and</p> <p><b>A7.4</b> The rear boundary setback is a minimum of 4 metres.</p> <p><b>A7.5</b> The side boundary setback is:</p> <ul style="list-style-type: none"> <li>a) a minimum of 2.5m for the first 2 storeys; and</li> <li>b) a minimum of 3.5 m for the next 2 storeys, and</li> </ul> <p>Figure 4 Example of Side Setback.</p> <p style="text-align: center;">Setback to side boundary</p>  <p>Note: All setbacks are measured in plan view.</p> <p>Note: For developments in a Character Precinct refer also to that Code for requirements relating to setbacks and streetscape. In these locations, alternative solutions will be considered in order to facilitate retention of Queenslander housing.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P8</b> Services structures and mechanical plant (including air conditioners and split system air conditioners) are screened or otherwise incorporated as part of the building form.</p>	<p><b>A8.1</b> Services structures and mechanical plant are not visible from:</p> <ul style="list-style-type: none"> <li>a) the street, and</li> <li>b) adjoining properties, and</li> <li>c) public open space; and</li> </ul> <p><b>A8.2</b> Mechanical plant is not located:</p> <ul style="list-style-type: none"> <li>a) on balconies or adjacent to other liveable areas; and</li> <li>b) near multiple reflective surfaces such as walls and eaves; and</li> </ul> <p><b>A8.3</b> Services and mechanical plant are located in building recesses or service areas such as parking and driveway areas.</p>
<p><b>P9</b> The development does not adversely impact on the natural environment and is designed to be sympathetic to natural constraints.</p>	<p><b>A9.1</b> The siting and design of individual buildings within the development ensures:</p> <ul style="list-style-type: none"> <li>a) the retention of existing mature vegetation on the site, with appropriate separation between vegetation canopy and root systems and buildings; or</li> <li>b) where selected removal of mature tree/s is required, suitable established tree/s are planted on site as a feature; and</li> </ul> <p><b>A9.2</b> On land steeper than 25% (1 in 4) alternative construction methods to slab on ground are utilised.</p>

### Amenity

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P10</b> Easily accessible and functional communal landscape and recreation area is provided for the benefit of residents.</p>	<p><b>A10.1</b> A minimum of 35% of the site is communal landscaped and recreation area including:</p> <ul style="list-style-type: none"> <li>a) at least 1/2 of the required landscaped area has a minimum dimension of 5m;</li> <li>b) deep planting to at least 1/3 of the required landscaped area, and</li> <li>c) paved and sealed areas do not exceed 1/3 of the required landscaped area; and</li> </ul> <p><b>A10.2</b> For a development having 10 or more dwelling units at least 1 communal recreational feature is provided, including but not limited to a barbeque facility, swimming pool or children's play area.</p>
<p><b>P11</b> Easily accessible and functional private outdoor living area is provided for each unit</p>	<p><b>A11.1</b> Each dwelling unit, has a private and functional outdoor living area:</p> <ul style="list-style-type: none"> <li>a) having minimum dimensions of 3 metres; and</li> <li>b) directly accessed from internal living spaces (not bedrooms).</li> </ul>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>A12</b> The development is sited and designed to minimise overlooking of other dwelling units within the development, and of residential buildings on adjoining properties.</p>	<p><b>A12.1</b> Where habitable rooms look directly at habitable rooms in residential buildings within 2m at ground floor level or within 9m above ground floor level, privacy is protected by:</p> <ul style="list-style-type: none"> <li>a) fixed obscure glazing in any part of the window below 1.5m above floor level; or</li> <li>b) fixed external screens; or</li> <li>c) sill heights of 1.5m above floor level; or</li> <li>d) in the case of screening for the ground floor level, fencing to a height of 1.8m above ground level.</li> </ul> <p>Figure 5 Example of when Screening is Required</p> 
<p><b>P13</b> The development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p>	<p><b>A13.1</b> The building has balconies, windows and verandahs that face the street; and</p> <p><b>A13.2</b> Visual privacy is provided to units that face the street through:</p> <ul style="list-style-type: none"> <li>a) screening; and</li> <li>b) planting; and</li> </ul> <p><b>A13.3</b> Fences and walls to road frontages are limited to:</p> <ul style="list-style-type: none"> <li>a) 1.2 metres in height if solid; or</li> <li>b) 1.5 metres if partially transparent; or</li> <li>c) 1.8 metres if 50% permeable.</li> </ul> <p>Note: Alternative solutions will be considered for developments on State Controlled Roads and future State Controlled Roads.</p>
<p><b>P13</b> A secure storage area is provided for each dwelling unit.</p>	<p><b>A13.1</b> Secure storage areas:</p> <ul style="list-style-type: none"> <li>a) are located to enable access by motor vehicle; and</li> <li>b) have a minimum space of 3.5m<sup>2</sup> per dwelling unit; and</li> <li>c) have a minimum height of 2.1 metres; and</li> <li>d) are weather proof; and</li> <li>e) are lockable; and</li> <li>f) are ARI 100 immune.</li> </ul>
<p><b>P14</b> Service structures and mechanical plant (including air conditioners and split system air conditioners) are located or insulated such that dwelling units within the development, and in residential buildings on adjoining properties are not adversely affected by the noise source.</p>	<p><b>A14.1</b> Service structures and mechanical plant are :</p> <ul style="list-style-type: none"> <li>a) Screened and baffled; or</li> <li>b) Otherwise incorporated into the building form to maintain and uphold the amenity of dwelling units within the development, and of residential buildings on adjoining properties.</li> </ul>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P15</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>a) convenient and accessible to residents and refuse collection services; and</li> <li>b) located and designed to mitigate adverse impacts: <ul style="list-style-type: none"> <li>i) within the site; and</li> <li>ii) on adjoining properties; and</li> <li>iii) to the street.</li> </ul> </li> </ul>	<p><b>A15.1</b> Refuse storage areas:</p> <ul style="list-style-type: none"> <li>a) are located on site; and</li> <li>b) are sited and designed to be unobtrusive and screened from view from the street frontage; and</li> <li>c) are imperviously sealed roofed and banded, and contain a hose down area draining to Council's sewer network; and</li> <li>d) are of a sufficient size to accommodate bulk (skip) bins; and</li> <li>e) have appropriate access and sufficient on site manoeuvrability area for refuse collection services.</li> </ul>

### Energy Efficiency

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P16</b> Buildings are sited and designed to:</p> <ul style="list-style-type: none"> <li>a) maximise cross-breezes through the site; and</li> <li>b) minimise solar heat loads; and</li> <li>c) promote breeze and natural light.</li> </ul>	<p><b>A16.1</b> Buildings are oriented on site to:</p> <ul style="list-style-type: none"> <li>a) allow prevailing south-east and north-east breezes to penetrate the site; and</li> <li>b) maximise the exposure of individual dwelling units to prevailing and cross-breezes; and</li> <li>c) minimise exposure to western sun; and</li> </ul> <p><b>A16.2</b> Individual dwelling units are planned for maximum natural ventilation and light. Every dwelling unit has:</p> <ul style="list-style-type: none"> <li>a) access to prevailing breezes including external walls with openings in at least two different orientations to allow breeze paths within the dwelling unit; or</li> <li>b) partitioned walls, vents in or above doorways and internal louvers as required to ensure air movement through the dwelling unit; and</li> <li>c) access to a covered, outside area accessible to breezes for the drying of clothes. This area shall be sited such that it is not visible from public spaces.</li> </ul> <p><b>A16.3</b> Units are not located on both sides of a central corridor (i.e. not double banked).</p>

### Parking and Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P17</b> Vehicle access and parking for residents, visitors and service providers:</p> <ul style="list-style-type: none"> <li>a) does not dominate the street frontage; and</li> <li>b) does not impact on the road network; and</li> <li>c) is safe and convenient; and</li> <li>d) is accessible.</li> </ul>	<p><b>A17.1</b> The road providing access has a minimum road reserve width of 20 metres; and</p> <p><b>A17.1</b> The location of visitor parking is easily identified from the street; and</p> <p><b>A17.2</b> Where access is gated:</p> <ul style="list-style-type: none"> <li>a) there is a safe pullover area within the property boundary to use an intercom or gain access; and</li> <li>b) queuing space outside the gated for 2 vehicles using and awaiting the use of the intercom / access; and</li> <li>c) a minimum of two parking spaces are provided outside of the gated area and within the property boundary, and.</li> </ul> <p><b>A19.2</b> Vehicle parking is:</p> <ul style="list-style-type: none"> <li>a) illuminated at night; and</li> <li>b) close to the dwelling units to be served.</li> </ul>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P18</b> Residents Vehicle access and parking</p>	<p><b>A19.3</b> Access to basement parking is ARI 100 immune; and  <b>A19.4</b> Ventilation and pump-out infrastructure for car-parking areas is ARI 100 immune.</p>
<p><b>P19</b> Pedestrian access is prominent and safe.</p>	<p><b>A18.1</b> A well-lit, sealed footpath, of minimum width 1.2m, links the development with the on street works; and  <b>A18.2</b> The development has at least one prominent, well-lit pedestrian entry with clear visibility for public surveillance.  <b>A18.3</b> Pedestrian access to the site is:  a) via a well-lit and clearly delineated shared traffic area for developments of 4 dwelling units or less; and  b) via a well-lit path that is separate from the vehicle access for all other developments; and  <b>A18.4</b> Buildings, fences and landscaping are designed and lit so that they will not conceal a person.</p>
<p><b>P20</b> The design and location of vehicle access and parking:  a) minimises impacts on adjoining dwellings and compliments the streetscape; and  b) reduces thermal radiation, minimises noise and lessens the visual impact of hardstand area.</p>	<p><b>A20.1</b> A minimum of 1 metre wide dense planted buffer is provided adjacent to any vehicle movement area.  <b>A20.2</b> Vehicle access and parking is:  a) oriented or screened to minimise reflection of car headlights and area lighting reflecting into the windows of habitable rooms and patios or balconies of dwelling units and adjacent dwellings / properties; and  b) separated from windows to habitable rooms either by location, enclosure or screening to minimise noise and light disturbance and fume emissions.  <b>A20.3</b> Vehicle parking structures are designed such that they:  a) are compatible with overall building design in terms of roof form, detail, material and colours; and  b) are consistent with stipulated setbacks for the buildings, and  c) do not dominate the streetscape.</p>
<p><b>P21</b> Bicycle parking for visitors and residents provides;  a) secure parking facilities; and  b) convenient access; and  c) safe access; and  d) protected from the sun and rain.</p>	<p><b>A21.1.</b> On-site bicycle parking shall be provided at a rate of:  a) 1 space per 16 dwelling units for visitor parking; and  b) 1 space per 4 dwelling units for residential parking; and  <b>A21.2</b> Parking shall be designed and located to:  a) enable wheels and frame to be locked to the device without damaging the bicycle; and  b) be located outside pedestrian movement paths; and  c) be easily accessible from the road; and  d) be arranged so that parking manoeuvres will not damage adjacent bicycles; and  e) be protected from manoeuvring motor vehicles and opening car doors; and  f) be well lit; and  g) be protected from the weather.</p>



PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P22</b> Visitor parking remains accessible and useable to visitors at all times.	<p><b>A22.1</b> Visitor car parking bays are not allocated to individual dwelling units; and</p> <p><b>A22.2</b> Visitor car parking is not gated or located behind security doors/gates; and</p> <p><b>A22.3</b> Visitor car parking is visible from the street frontage, clearly signed and delineated; and</p> <p><b>A22.4</b> Visitor car parking bays are not provided in a tandem arrangement; and</p> <p><b>A22.5</b> Visitor car parking bays are not located in front of private storage rooms allocated to individual units; and</p> <p><b>A22.6</b> Visitor car parking bays are not provided in parallel formation along a driveway.</p>

## Public Art

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P23</b> Public art is provided that is visible and accessible to the general public and reflects the local character of Cairns through a variety of mediums.	<b>A23.1</b> Public art is provided in accordance with Planning Scheme Policy – Public Art.

#### 4.7.18 Restricted Premises Code

##### Purpose

The purpose of this Code is to ensure that Restricted Premises are established without adversely affecting amenity or community safety.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use for the purpose of Restricted Premises.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

##### Location

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> Restricted Premises must be located to satisfy reasonable community expectations in relation to location and accessibility.	<p><b>A1.1</b> The Restricted Premises is located a minimum of 400 metres from an Educational Establishment (being a primary school or high school), an Indoor Sport and Entertainment catering for young people or an Outdoor Sport and Entertainment catering for young people; and</p> <p><b>A1.2</b> The distance of 400 metres is measured according to the shortest route that reasonably may be used in travelling from the public entrance to the Restricted Premises to the boundary of the lot containing the particular facility or facilities listed in A1.1 above.</p>

##### Public Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> The public access to the Restricted Premises must be safe and have a high level of visibility.	<p><b>A2.1</b> The Restricted Premises has a single point of public access; and</p> <p><b>A2.2</b> In the case where a Restricted Premises is located as a free-standing facility on a single lot, public access to the Restricted Premises is provided via the main road frontage; and</p> <p><b>A2.3</b> A sign stating “Persons Under 18 Not Permitted” is located adjacent to the public entrance to the Restricted Premises and the sign is clearly visible to the general public.</p>

## Presentation

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3</b> The presentation of Restricted Premises must satisfy reasonable community expectations.	<b>A3.1</b> The display window of the Restricted Premises is completely screened to prohibit viewing into the interior of the premises where goods are displayed.

#### 4.7.19 Retirement Village Code

##### Purpose

The purpose of this Code is to:

- Ensure that Retirement Villages are compatible with, complementary to, and physically and socially integrated with surrounding development, with regard to scale, bulk, appearance, movement, and streetscape patterns;
- Ensure that Retirement Villages do not adversely impact on the natural environment of the area, and existing natural features on the site;
- Ensure that Retirement Villages are located in appropriate locations and separated from incompatible noise and hazards;
- Ensure that the design of Retirement Villages creates a pleasant living environment and is appropriate for the tropical climate of Tropical North Queensland;
- Ensure that Retirement Villages are created to add to the housing and social mix of a neighbourhood;
- Effectively manage impacts of the new development on neighbours.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for Retirement Village.

##### Elements of the Code

Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

Part B – For Assessable Development Only

Site Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1</b> Premises have sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> <li>a) the buildings; and</li> <li>b) other structures, and</li> <li>c) open space, and</li> <li>d) car parking; and</li> <li>e) vehicular access; and</li> <li>f) landscaping; and</li> <li>g) recreation facilities.</li> </ul>	<p><b>A1.1</b> The site has a minimum area of 1000m<sup>2</sup>; and</p> <p><b>A1.2</b> The site has a minimum Main Road frontage of 15 metres; and</p> <p><b>A1.3</b> The maximum site cover is 40%.</p>
<p><b>P2</b> The Retirement Villages is located in areas which offer convenience to residents.</p>	<p><b>A2.1</b> The Retirement Villages is located in walking distance to:</p> <ul style="list-style-type: none"> <li>a) Sub-Regional Centre, District Centre or Local Centre; and</li> <li>b) an existing or likely future public transport route; and</li> <li>c) with access to a road other than a Local Access Street or an Arterial Road.</li> </ul>

Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P3</b> The development has a tropical character; and the size and bulk of building is complimentary to the streetscape pattern and appropriate to the locality.</p>	<p><b>A3.1</b> Buildings create visual interest and evoke tropical character through:</p> <ul style="list-style-type: none"> <li>a) the use of structural elements and building materials of varying scales and textures; and</li> <li>b) variations in exterior colours; and</li> <li>c) variations in the size and patterning of windows; and</li> <li>d) use of awnings and other sun protection devices; and</li> <li>e) the use of curves, steps, recesses, projections or splays in plan and elevation, including articulated or separated balconies or verandahs; and</li> </ul> <p><b>A3.2</b> The overall scale, proportions and rhythm of the building reflects the dominant streetscape pattern; and</p> <p><b>A3.3</b> Building bulk and form is reduced by:</p> <ul style="list-style-type: none"> <li>a) the length of unarticulated elevation visible from the street, adjoining sites or public open space does not exceed 15 metres, with a minimum change in plane in plan or elevation of 1.5 metres; and</li> <li>b) no single building has a length of greater than 32m; and</li> <li>c) there is a minimum distance of 4 metres between adjoining buildings within the site; and</li> </ul> <p><b>A3.4</b> Rooflines are broken up and include features that reduce the overall bulk and add scale (such as cascading roof levels, gables, skillions or variations in pitch); and the length of any continuous eaves line does not exceed 16m; and</p> <p><b>A3.5</b> The street frontages of the development are landscaped with native, tropical plants.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P4</b> Buildings shall be sited such that:</p> <ul style="list-style-type: none"> <li>a) the setback from street frontages is consistent with the established streetscape pattern; and</li> <li>b) the setback from side and rear boundaries retains daylight access and privacy for adjoining properties; and</li> <li>c) the setback from all boundaries is sufficient to allow areas of deep planting; and</li> <li>d) the setback from street frontages provides for the desired streetscape pattern.</li> </ul>	<p><b>A4.1</b> Building set back to the Cairns Esplanade is 15 metres.</p> <p><b>A4.2</b> Building setback from main road frontage is:</p> <ul style="list-style-type: none"> <li>a) a minimum of 6 metres; and</li> <li>b) in established areas within 20% of the average setback of adjoining development; and</li> </ul> <p><b>A4.3</b> Regardless of clauses 7.4 and 7.5 below, for the purposes of reducing overshadowing, the setback along the southern and western boundary shall be one third of the height of the building, measured to the eaves; and</p> <p><b>A4.4</b> The rear boundary setback is a minimum of 4 metres.</p> <p><b>A4.5</b> The side boundary setback is:</p> <ul style="list-style-type: none"> <li>a) a minimum of 2.5m for the first 2 storeys; and</li> <li>b) a minimum of 3.5 m for the next 2 storeys, and</li> </ul>
<p><b>P5</b> Service structures and mechanical plant (including air conditioners and split system air conditioners) are screened or otherwise incorporated as part of the building form.</p>	<p><b>A5.1</b> Service structures and mechanical plant are not visible from:</p> <ul style="list-style-type: none"> <li>a) the street, and</li> <li>b) adjoining properties, and</li> <li>c) public open space; and</li> </ul> <p><b>A5.2</b> Mechanical plant is not located:</p> <ul style="list-style-type: none"> <li>a) on balconies or adjacent to other liveable areas; and</li> <li>b) near multiple reflective surfaces such as walls and eaves; and</li> </ul> <p><b>A5.3</b> Services and mechanical plant are located in building recesses or service areas such as parking and driveway</p>

### Design Layout

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P6</b> The Retirement Village is designed to provide for the amenity and security of residents.</p>	<p><b>A6.1</b> The Retirement Village incorporates covered walkways wide enough to accommodate wheelchairs and ramps, and provide on site weather protection between all areas of the Retirement Village; and</p> <p><b>A6.2</b> All residential dwelling units incorporate a private, covered patio with a minimum area of 6m<sup>2</sup>; and</p> <p><b>A6.3</b> Provide clear signage to direct vehicles around the site; and</p> <p><b>A6.4</b> Ensure that all signs, including those on nearby streets are clearly lit; and</p> <p><b>A6.5</b> Avoid entries near bends or crests of hills; and</p> <p><b>A6.6</b> Ensure that access for ambulances, delivery vehicles and removal vans is provided to all accommodation units; and</p> <p><b>A6.7</b> Provide easy access for other service vehicles, such as garbage trucks, without letting this access dominate the site plan.</p>
<p><b>P7</b> The Retirement Village provides residents with a range of on site services and facilities.</p>	<p><b>A7.1</b> The Retirement Village incorporates a range of ancillary services and facilities, suited to the function of the facility, and the needs of residents, such as: lounge areas, library/reading room, TV games/recreation room, pharmacy, meeting space/s, hairdresser and convenience store.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P8</b> Site planning of the Retirement Village aids orientation, way-finding and movement.</p>	<p><b>A8.1</b> The site plan and circulation pattern is easy to identify, remember, and explain to visitors with clear dwelling addresses within the conventional system of streets, entries; and</p> <p><b>A8.2</b> Dwelling unit design provides a clear and consistent distinction between the front and back doors of the dwelling units; and</p> <p><b>A8.3</b> Natural and built landmarks and other 'cues' such as colour and decorative planting to give identity to different parts of a large site; and</p> <p><b>A8.4</b> A clear interpretive illuminated sign and site map is provided at the main site entry, at a scale suitable to the surrounding neighbourhood.</p>
<p><b>P9</b> The retirement village is designed for the needs of the age group of the users, and designed to allow 'ageing in place' to occur.</p>	<p><b>A9.1</b> Development applies 'smart housing' principles, focusing on safety, security, universal design, water efficiency, waste efficiency, energy efficiency and cost efficiency; and</p> <p><b>A9.2</b> A range of housing designs are provided in the development to cater for different individual and household needs relating to life stage, financial situation, mobility and cultural background; and</p> <p><b>A9.3</b> Development caters for singles and couples, and for visitors; and</p> <p><b>A9.4</b> Adequate storage is provided for all residents, within individual accommodation units, and within the communal area.</p>
<p><b>P10</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>a) accessible; and</li> <li>b) located and designed to mitigate adverse impacts within the site, on adjoining properties and to the street.</li> </ul>	<p><b>A10.1</b> Refuse storage areas:</p> <ul style="list-style-type: none"> <li>a) are located on site; and</li> <li>b) are sited and designed to be unobtrusive and screened from view from the street frontage; and</li> <li>c) are imperviously sealed roofed and bunded, and contain a hose down area draining to Council's sewer network; and</li> <li>d) are of sufficient size to accommodate bulk (skip) bins;</li> <li>e) have appropriate access and sufficient manoeuvrability area for refuse collection services.</li> </ul>
<p><b>P11</b> The development achieves a pleasant living environment for residents and does not adversely affect the privacy of adjoining development.</p>	<p><b>A11.1</b> The development is sited and designed to minimise overlooking of other dwelling units within the development, and of adjoining properties; and</p> <p><b>A11.2</b> Effective screening is provided to any windows, balconies or verandahs that overlook windows to habitable rooms and balconies or verandahs of other dwelling units within the development, or that overlook windows to habitable rooms and balconies or verandahs on adjoining properties (solid or obscure glass louvers may be used to achieve screening on windows); and</p> <p><b>A11.3</b> A minimum of 35% of the site is landscaped, including:</p> <ul style="list-style-type: none"> <li>a) deep planting to at least 1/3 of the landscaped area, and</li> <li>b) paved, sealed and recreation areas not to exceed 1/3 of the total landscaped area; and</li> </ul> <p><b>A11.4</b> Air-conditioning units are located or insulated such that adjoining properties are not adversely affected by the noise source.</p>

### Open Space

PERFORMANCE CRITERIA	ACCEPTABLE MEASURE
<p><b>P12</b> Development facilitates safe and secure communal spaces.</p>	<p><b>A12.1</b> Avoid isolated outdoor spaces that have no connection to other spaces and activity; and</p> <p><b>A12.2</b> Ensure that shared spaces will not be mistaken for a public park; and</p> <p><b>A12.3</b> Light paths well for evening use.</p>
<p><b>P13</b> Retirement Village ensures negotiability and ease of access to residents and visitors.</p>	<p><b>A13.1</b> Shared outdoor activity spaces relate to the main pedestrian circulation route or to indoor community spaces, and provide some separation from residences; and</p> <p><b>A13.2</b> Build legible and accessible internal pathway systems that provide an efficient circulation system for residents and visitors moving between units, entrances, and indoor and outdoor communal areas; and</p> <p><b>A13.3</b> Connect internal pathway system to neighbourhood pathway system and local public transport nodes.</p>

### Energy Efficiency

<p><b>P14</b> Buildings are sited and designed to:</p> <ul style="list-style-type: none"> <li>a) maximise cross-breezes through the site; and</li> <li>b) minimise solar heat loads; and</li> <li>c) promote breeze and natural light.</li> </ul>	<p><b>A14.1</b> Buildings are oriented on site to:</p> <ul style="list-style-type: none"> <li>a) allow prevailing south easterly and north easterly breezes to penetrate the site; and</li> <li>b) maximise the exposure of individual dwelling units to prevailing and cross- breezes; and</li> <li>c) minimise exposure to western sun; and</li> </ul> <p><b>A14.2</b> Individual dwelling units are planned for maximum natural ventilation and light. Every dwelling unit has:</p> <ul style="list-style-type: none"> <li>a) access to prevailing breezes including external walls with openings in at least two different orientations to allow breeze paths within the dwelling unit; or</li> <li>b) partitioned walls, vents in or above doorways and internal louvers as required to ensure air movement through the dwelling unit; and</li> <li>c) northerly orientation of an internal or external living area for winter solar access; and</li> <li>d) access to a covered, outside area accessible to breezes for the drying of clothes. This area shall be sited such that it is not visible from public spaces.</li> </ul>
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### Parking and Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P15</b> The development has safe and convenient vehicle access to accommodation units and the street network.</p>	<p><b>A15.1</b> The street providing access has a minimum road reserve width of 20 metres; and</p> <p><b>A15.2</b> Where access is gated: there is a safe pullover area within the property boundary to use an intercom or gain access; and</p> <ul style="list-style-type: none"> <li>a) queuing space outside the gated for 2 vehicles using and awaiting the use of the intercom / access; and</li> <li>b) a minimum of two parking spaces are provided outside of the gated area and within the property boundary.</li> </ul>



PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P16</b> Vehicle parking is safe and convenient for residents, visitors and service providers.	<p><b>A16.1</b> Vehicle parking is:</p> <ul style="list-style-type: none"> <li>a) illuminated at night; and</li> <li>b) as close as possible to the accommodation units to be served.</li> </ul> <p><b>A16.2</b> Access to basement parking is ARI 100 immune; and</p> <p><b>A16.3</b> Ventilation and pump-out infrastructure for car-parking areas is ARI 100 immune.</p>
<p><b>P19</b> The design and location of vehicle access and parking:</p> <ul style="list-style-type: none"> <li>a) minimises impacts on adjoining dwelling units and compliments the streetscape; and</li> <li>b) Reduces thermal radiation, minimises noise and lessens the visual impact of hardstand area.</li> </ul>	<p><b>A17.1</b> The location of visitor parking is easily identified from the street; and</p> <p><b>A17.2</b> A minimum of 2 metre wide dense planted buffer is provided adjacent to any vehicle movement or parking area.</p>
<b>P18</b> Pedestrian access is prominent and safe.	<p><b>A18.1</b> A well-lit, sealed footpath, of minimum width 1.2m, links the development with the on street works; and</p> <p><b>A18.2</b> The development has at least one prominent, well-lit pedestrian entry with clear visibility for public surveillance.</p> <p><b>A18.3</b> Pedestrian access to the site is:</p> <ul style="list-style-type: none"> <li>a) via a well-lit and clearly delineated shared traffic area for developments of 4 dwelling units or less; and</li> <li>b) via a well-lit path that is separate from the vehicle access for all other developments; and</li> </ul> <p><b>A18.4</b> Buildings, fences and landscaping are designed and lit so that they will not conceal a person.</p>

### Public Art

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P19</b> Public art is provided that is visible and accessible to the general public and reflects the local character of Cairns through a variety of mediums.	<b>A19.1</b> Public art is provided in accordance with Planning Scheme Policy – Public Art.

#### 4.7.20 Service Station Code

##### Purpose

The purpose of this Code is to ensure that Service Stations are:

- Established in appropriate locations of sufficient size to enable safe and convenient access and internal circulation;
- Do not have adverse effects on the amenity of the surrounding area or on the operation of the adjacent road system;
- Designed, constructed and operated to accommodate the needs of users whilst minimising the risks to people and property within the surrounding planning area;
- Buildings and structures are sited and designed to complement or enhance the character and amenity of streets and neighbouring premises;

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use for the purpose of a Service Station.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

##### Site Area and Dimensions

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> A Service Station site must have sufficient area and dimensions to accommodate the buildings and other structures, vehicle access and movement areas, customer facilities and landscaping.	<b>A1.1</b> The site has an area of 1500 m <sup>2</sup> ; and <b>A1.2</b> The site has a frontage of: a) 40 metres where the site is not a corner site; or b) 30 metres to each road where the site is a corner site.

## Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> Vehicular access to Service Stations must not adversely affect the efficient functioning of the State-controlled Roads.	<b>A2.1</b> No acceptable measures are specified.

## Site Layout

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3</b> Service Station buildings and structures must be set back from road frontages to ensure that high standards of appearance and safety are achieved.	<b>A3.1</b> Buildings and other structures, including canopies, are set back 6 metres from the road frontages of the site; and
<b>P4</b> The design of a Service Station must ensure that suitable buffers are provided to residential properties and residential uses and tourist and short term accommodation uses.	<b>A4.1</b> Where the site adjoins property included in a Residential 1, 2 or 3 Planning Area, all buildings and structures are set back 5 metres from the common boundary with the residential property; and
<b>P5</b> The design of a Service Station must facilitate the safe and convenient movement of vehicles on the site.	<b>A5.1</b> Fuel pumps are set back 7.5 metres from the road frontages of the site; and <b>A5.2</b> Any liquid petroleum gas tanks are set back 7.5 metres from the road frontages of the site; and <b>A5.3</b> Bulk fuel storage tanks are located on the site so that, when a fuel delivery vehicle is discharging fuel into the storage tanks, the fuel delivery vehicle is standing wholly within the site in a location which does not restrict the movement of other vehicles on the site. <b>A5.4</b> Car wash bays and facilities are orientated to minimize vehicle conflicts associated with manoeuvring on site.

## Landscaping

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P6</b> Landscaping and fencing must be provided to create an attractive facility and a buffer to surrounding uses.	<b>A6.1</b> A 3 metre wide landscaped strip is provided and maintained within the site adjacent to the road frontages of the site; and <b>A6.2</b> A 3 metre wide landscaped strip is provided and maintained within the site and adjacent to the side boundaries of the site for a distance of 10 metres measured from the frontage of the site; or <b>A6.3</b> Where the site adjoins property included in a Residential 1, 2 of 3 Planning Area or used for residential purposes: a) a 3 metre wide landscaped strip is provided and maintained within the site adjacent to the common boundary with the residential property; and b) a solid fence 1.8 metres high is constructed along the common boundary with the residential property.

## Customer Facilities

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P7</b> Customer facilities such as air and water points and car washing and cleaning facilities must be located so that the efficient operation of the service station is not adversely affected by the use of these facilities.	<p><b>A7.1</b> Customer facilities and car cleaning facilities are located within the site and are not located closer than 3 metres to any boundary of the site; and</p> <p><b>A7.2</b> Car washing facilities are not located closer than 10 metres to any road frontage; and</p> <p><b>A7.3</b> Facilities are located so that vehicles using or waiting to use the facilities are standing wholly within the site and in locations which do not restrict the movement of other vehicles on the site.</p>

## Vehicle Crossovers

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P8</b> Safe and convenient movement to and from the Service Station site must be provided consistent with minimising disruption to the flow of traffic on the adjoining roads and ensuring pedestrian safety within and adjacent to the site.	<p><b>A8.1</b> The maximum width of any vehicle crossover across a footpath is 9 metres; and</p> <p><b>A8.2</b> Any vehicle crossover across a footpath is located at least 12 metres from a road intersection; and</p> <p><b>A8.3</b> Vehicle crossovers are separated by a distance of at least 14 metres; and</p> <p><b>A8.4</b> Separate entrances to and exits from the site are provided.</p>

## Roads External to the Site

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P9</b> The roads adjacent to the Service Station site must be of an appropriate standard to meet the needs of the use.	<p><b>A9.1</b> A 6 metre wide deceleration lane is provided along the frontage/s of the site; and</p> <p><b>A9.2</b> A 9 metre by 3 chord truncation is provided at any road intersection adjacent to the site; and</p> <p><b>A9.3</b> Any land required for the deceleration lane or the corner truncation is dedicated as road at no cost to Council.</p> <p><b>A9.4</b> Roadworks are constructed to the frontage/s of the site in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning Scheme Policy, FNQROC Development Manual.</p>

#### 4.7.21 Shopping and Business Facilities Code

##### Purpose

The purpose of this Code is to ensure:

- A convenient and appropriate range of shopping, and services in highly accessible locations for the Cairns community;
- The layout of streets, public spaces, buildings and uses facilitates safe and convenient access and mobility;
- The amenity and privacy of any nearby residential areas is maintained;
- Buildings and structures are sited and designed to complement or enhance the character and amenity of streets and neighbouring premises;
- Buildings and structures provide visual interest in their forms and facades, and take advantage of local climatic conditions;
- Community safety is enhanced and crime and anti-social behaviour is actively discouraged through the design of the centre; and
- Functional, robust and attractive street furniture is provided.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use for the purposes of Shopping Facilities and Business Facilities.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>None</b>	None

##### Part B – For Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> Shopping Facilities have a desirable streetscape and a high level of amenity.	<p><b>A1.1</b> Where buildings are constructed up to the road alignment, a cantilever awning shall be erected over the footpath, to the full frontage of the site, with a setback of 1 metre from the face of the kerb; and</p> <p><b>A1.2</b> A footpath shall be provided for the full frontage of the site. The footpath is constructed in accordance with the design guidelines set out in the Planning Scheme Policy, FNQROC Development Manual.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> Premises have clearly recognisable street address.	<b>A2.1</b> All premises are identified by the provision of a street or unit number, in a prominent location near the entry of the premises.
<b>P3</b> Casual surveillance of streets, parking and bicycle and pedestrian facilities is provided.	<b>A3.1</b> Any fencing of parking at the rear of premises, is erected so as to provide clear visibility into the site for the full height of the fence, except where adjoining a residential precinct.
<b>P4</b> Clear, safe and convenient connections are provided for pedestrians and cyclists between public transport stations and key services and facilities in the centre.	<b>A4.1</b> No acceptable measures specified.
<b>P5</b> Visual links to views or features of significance are created or maintained through the alignment of new streets and the provision of public spaces.	<b>A5.1</b> No acceptable measures specified.
<b>P6</b> Buildings located in prominent positions, such as 'gateway' and corner sites on principal streets, with frontages to major public spaces, and terminating important vistas, are designed to express or emphasise the importance of their location.	<b>A6.1</b> No acceptable measures specified.
<b>P7</b> Buildings are located so their facades assist in defining, framing or enclosing the streets or other public or semi public spaces to which they have frontage.	<b>A7.1</b> No acceptable measures specified.
<b>P8</b> Buildings over three storeys or 12m in height (whichever is the lesser), incorporate distinctions between street level, mid-levels and top levels.	<b>A8.1</b> No acceptable measures specified.
<b>P9</b> Buildings have articulated and textured facades that incorporate a low proportion of solid to a high proportion of void by using elements such as colonnades, awnings, balconies, eaves, and recesses.	<b>A9.1</b> No acceptable measures specified.
<b>P10</b> Top levels of buildings and roof forms are shaped to: <ul style="list-style-type: none"> <li>a) reduce their apparent bulk and provide visually attractive skyline silhouettes, and</li> <li>b) screen mechanical plant from view.</li> </ul>	<b>A10.1</b> No acceptable measures specified.
<b>P11</b> Building facades are articulated and finished in ways that respond to notable, attractive elements of surrounding buildings, having regard to such features as: <ul style="list-style-type: none"> <li>a) colonnades;</li> <li>b) verandahs;</li> <li>c) leaves;</li> <li>d) parapet lines;</li> <li>e) roof forms</li> <li>f) and the like.</li> </ul>	<b>A12.1</b> No acceptable measures specified.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P13</b> The ground storey of buildings with frontage to a street or public or semi public space is designed to provide visual interest, foster social and business interaction of people for extended periods and discourage crime and anti-social behaviour.</p>	<p><b>A13.1</b> Entrances to buildings address the street or public or semi public space to which the building has frontage; and</p> <p><b>A13.2</b> Where buildings are located on a corner site, the main entrance faces the principal street or the corner; and</p> <p><b>A13.3</b> At the ground storey a minimum of 65% of building frontage is presented as windows / glazed doors and a maximum of 35% as solid façade; and</p> <p><b>A13.4</b> Clear windows are provided at ground storey and where provided, grille or translucent security screens are used rather than solid shutters, screens or roller-doors.</p> <p><b>A13.5</b> Recesses in building facades, including doorways, are not of a size that will conceal a person; or</p> <p><b>A13.6</b> Where significant recesses are unavoidable, measures such as good lighting, strategically placed mirrors, transparent materials or angled approaches are employed.</p>
<p><b>P14</b> Public or semi-public spaces are effectively integrated into the centre's movement system.</p>	<p><b>A14.1</b> Public or semi-public spaces have at least one frontage of 6m width to a street; and</p> <p><b>A14.2</b> Pedestrian arcades are a minimum of 6m wide, provide a direct line of sight to a major pedestrian destination (major tenancy, foreshore, car park, creek, etc), and are not dead ends, narrow or circuitous.</p>
<p><b>P15</b> Specialist Centres fulfill their role within the Centres Hierarchy.</p>	<p><b>A15.1</b> Specialised Centres (including retail warehouse or showroom centres) exhibit the following characteristics:</p> <ul style="list-style-type: none"> <li>a) Specialised Centres are located at or peripheral to major centres identified in the hierarchy or within or peripheral to established strip centres.</li> <li>b) Access is provided from the arterial road network and access to public transport, as well as to pedestrian and cycleway networks, is highly desirable.</li> <li>c) Specialised Centres have a high level of visibility from the arterial road network.</li> </ul>

### Public Art

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P16</b> Public art is provided that is visible and accessible to the general public and reflects the local character of Cairns through a variety of mediums.</p>	<p><b>A16.1</b> Public art is provided in accordance with Planning Scheme Policy – Public Art.</p>

#### 4.7.22 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 that an acceptable level of facilities is provided for guests of Short Term Accommodation.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use for the purpose of Short Term Accommodation.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

##### Site Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> A site for Short Term Accommodation must have sufficient area and dimensions to accommodate the buildings and other structures, open space, car parking and associated vehicular access.	<b>A1.1</b> The site has an area of 800 m <sup>2</sup> ; and <b>A1.2</b> The site has a frontage of 15 metres; and <b>A1.3</b> The road providing frontage to the site has a reserve width of 20 metres.

##### Location

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> Short Term Accommodation must be located in areas which offer convenience to residents.	<b>A2.1</b> Short Term Accommodation is located in proximity to the Central Business District or to a Sub-Regional Centre, District Centre or Local Centre; and <b>A2.2</b> Short Term Accommodation is located on, or in close proximity to, an existing or likely future public transport route as shown on the Possible Public Transport Corridors Overlay Map.

##### Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3</b> Vehicular access to Short Term Accommodation must not adversely affect the efficient functioning of the State-controlled Roads.	<b>A3.1</b> In the case where a site has frontage to a State-controlled Road and to another road or roads, access to the site is not provided to/from the State-controlled Road.



## Site Layout

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P4</b> The siting and scale of buildings must be compatible with the desired character of the area and must contribute to the desired amenity of the area.</p>	<p><b>A4.1</b> Buildings and other structures comply with the following setbacks:</p> <ul style="list-style-type: none"> <li>a) setback from main road frontage – 6 metres</li> <li>b) setback from secondary road frontage – 3 metres</li> <li>c) setback from side and rear boundaries <ul style="list-style-type: none"> <li>i. building not exceeding 4.5 metres in height – 1.5 metres</li> <li>ii. building over 4.5 metres but not exceeding 7.5 metres in height – 2 metres</li> <li>iii. building over 7.5 metres in height – 2 metres plus 0.5 metres for every 3 metres or part thereof by which the building exceeds 7.5 metres in height; and</li> </ul> </li> </ul> <p><b>A4.2</b> The site coverage of the buildings is not greater than</p> <ul style="list-style-type: none"> <li>a) for a 1 storey building - 40%</li> <li>b) for a building greater than 1 storey - 35%; and</li> </ul> <p><b>A4.3</b> The site coverage of outbuildings, carports and garages is not greater than 15% of the balance area of the site which is unoccupied by the Short Term Accommodation; and</p> <p><b>A4.4</b> Car parking is located a minimum of 3 metres from any road frontage.</p>
<p><b>P5</b> The design and location of buildings must ensure that an acceptable level of privacy is provided to the guests of the Short Term Accommodation</p>	<p><b>A5.1</b> Where more than one building is erected, the design of the buildings ensures that a habitable room in one building does not face directly into a habitable room of another building unless:</p> <ul style="list-style-type: none"> <li>the buildings are separated by at least 9 metres; or</li> <li>the separation distance at ground level is 3 metres and screen fencing is constructed between the buildings and windows are at least 1.6 metres above the floor; or</li> <li>the separation distance at ground level is 6 metres and landscaped buffers are provided between the buildings.</li> </ul>

## Landscaping and Open Space

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P6</b> Open space must be provided to meet the reasonable requirements of guests of the Short Term Accommodation for recreational facilities.</p>	<p><b>A6.1</b> Open space is provided at the minimum rate of 5 m<sup>2</sup> per bed.</p> <ul style="list-style-type: none"> <li>a) At least 40% of the total landscaped open space required is contained in one area with a maximum length to breadth ratio of 2:1; and</li> <li>b) Balconies, verandahs, covered walkways or other parts of the building/s do not encroach on this area.</li> </ul>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<ul style="list-style-type: none"> <li>c) Open space is                             <ul style="list-style-type: none"> <li>i) screened by landscaping or fencing to maintain privacy</li> <li>ii) exclusive of driveways, car parking, garbage collection points, clothes drying areas and other utilities designed and developed for recreational use to provide for a variety of passive and active outdoor recreation pursuits; and</li> </ul> </li> </ul> <p><b>A6.2</b> In the case where more than 20 beds are contained in the Short Term Accommodation, a recreational facility such as a swimming pool, unlit tennis court or unlit volley ball court is provided; and</p>
<p><b>P7</b> Landscaping must be provided to the boundaries of the site to provide a buffer to adjoining uses and privacy for guests of the Short Term Accommodation.</p>	<p><b>A7.1</b> A landscaped strip at least 3 metres wide is provided to the road frontage/s of the site; and</p> <p><b>A7.2</b> A landscaped strip at least 3 metres wide is provided to the side and rear boundaries of the site.</p>

### Facilities and Services

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P8</b> Service facilities must be provided in convenient locations for use by guests of the Short Term Accommodation.</p>	<p><b>A8.1</b> A clothes drying area/s is provided; and</p> <p><b>A8.2</b> The clothes drying area/s is located for convenient use by guests of the accommodation; and</p> <p><b>A8.3</b> The clothes drying area/s is screened; and</p> <p><b>A8.4</b> A refuse bin storage area is provided; and</p> <p><b>A8.5</b> The storage area is located for convenient use by guests of the accommodation and for practical access by waste management contractors; and</p> <p><b>A8.6</b> The storage area is screened from public view, roofed and provided with a hose cock and is drained to the sewer.</p>

#### 4.7.23 Showroom Code

##### Purpose

The purpose of this Code is to ensure that:

- Showrooms do not detract from shopping facilities or contribute to the loss of industrial land;
- Landscaping of premises on which development is located contributes to maintaining or establishing attractive streetscape;
- The establishment of showrooms which serve the surrounding residential community is facilitated in appropriate locations that enable their efficient operation;
- The scale and use of the development contributes to a high standard of amenity of the locality.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for a Showroom.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

##### Site Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> The showroom is located in an area which offers convenient access for surrounding residential communities	<p><b>A1.1</b> The showroom is located –</p> <ul style="list-style-type: none"> <li>a) within 5km of a residential catchment of sufficient size to support the use; and</li> <li>b) within 800m of a public transport route; and</li> <li>c) within 800m of a Trunk or District Route as identified on the Pedestrian and Cycle Movement Overlay.</li> </ul> <p><b>A1.2</b> The distance of 800 metres is measured according to the shortest route that may be used in travelling from the public entrance of the Showroom to the public transport route.</p>

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> The siting of buildings and structures on the premises does not adversely impact on the amenity of adjoining premises and the locality.	<b>A1.1</b> Buildings and structures are set back 6 metres from the road frontage/s.
<b>P2</b> The design and scale of buildings and structures is compatible with the surrounding area.	<b>A2.1</b> The length of any continuous wall plane with a street frontage does not exceed 15 metres, with a minimum change in plane of 1.5 metres; and <b>A2.2</b> New buildings and structures contain an entrance and window which can be viewed from the street.

## Parking and Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3</b> Premises include adequate provisions for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed for the transport of goods, materials, vehicles and equipment and must not adversely affect the movement of traffic on roads adjacent to the site.	<b>A3.1</b> The premises is provided with a loading/unloading facility; and <b>A3.2</b> Loading facilities for service vehicles are designed to: a) be accommodated on-site; b) maximise safety and efficiency of loading; and c) protect the visual and acoustic amenity of the premises and adjoining premises. <b>A3.3</b> The site is provided with a manoeuvring area so that a heavy rigid vehicle may enter and leave the site in forward gear.

## Landscaping

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P4</b> Landscaping contributes to establishing an attractive streetscape and contributes to a high standard of amenity in the locality.	<b>A4.1</b> A minimum of 10% of the area of the site inclusive of any landscape strip or buffer is landscaped in accordance with the Design Guidelines set out in Section D9 of the Planning Scheme Policy, FNQROC Development Manual; and <b>A4.2</b> A minimum of 2 metres buffer of dense planting is provided along the full length of the boundary where adjoining land in the Residential 1, 2 or 3 Planning Areas. <b>A4.3</b> The landscaping within the landscaped strip adjacent to the road is of a nature which allows visibility of vehicles, equipment, etc. from the road; and

#### 4.7.24 Special Residential Accommodation Code

##### Purpose

The purpose of this Code is to:

- Ensure that Special Residential Accommodation is compatible with, complementary to, and physically and socially integrated with surrounding development, with regard to scale, appearance, movement, and streetscape;
- Ensure that Special Residential Accommodation does not adversely impact on the natural environment and the social environment and features;
- Ensure that Special Residential Accommodation is located in appropriate locations and effectively manages the impacts of the new development on neighbours;
- Separated from incompatible noise and hazards;
- Ensure that the design of the Special Residential Accommodation creates a pleasant living environment and is appropriate for the climate of Tropical North Queensland;
- Ensure that the design of the Special Residential Accommodation meets the needs of the intended specific group of users;
- Encourage Special Residential Accommodation to add to the housing and social mix of a neighbourhood.

##### Applicability

This Code applies to development that is:

- Assessable;
- A Material Change of Use of premises for Special Residential Accommodation.

##### Elements of the Code

Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

## Part B – For Assessable Development Only

## Site Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> Premises have sufficient area and dimensions to accommodate the buildings and other structures, open space, car parking and associated vehicular access and landscaping and recreation facilities for the enjoyment of guests.	<b>A1.2</b> The site has a minimum: <ul style="list-style-type: none"> <li>a) area of 1000m<sup>2</sup>; and</li> <li>b) road frontage of 15 metres; and</li> <li>c) the street providing access has a minimum road reserve width of 20 metres.</li> </ul>
<b>P2</b> The Special Residential Accommodations is located in areas which offer convenience to residents.	<b>A2.1</b> The Special Residential Accommodations is located: Within: <ul style="list-style-type: none"> <li>a) 800 metres from a Sub-Regional Centre or District Centre; or</li> <li>b) 400 metres from a Local Centre; and</li> <li>c) On an existing or likely future public transport route; and</li> <li>d) With access to a road other than a Access Street or a Sub-Arterial Road; and</li> <li>e) Such that vehicular entrance is away from bends in the road or crests of hills.</li> </ul>
<b>P3</b> The Special Residential Accommodation: <ul style="list-style-type: none"> <li>a) Does not adversely impact on the social environment and features; and</li> <li>b) Is located in appropriate locations; and</li> <li>c) Effectively manages the impacts of the new development on neighbours.</li> </ul>	<b>A3.1</b> Special Residential Accommodation premises are: <ul style="list-style-type: none"> <li>a) Limited to one per street; or</li> <li>b) In the case of longer streets, dispersed such that there is no more than one Special Residential Accommodation premises within 800m of another Special Residential Use in the same street; or</li> </ul> <b>A3.2</b> In certain instances it may be appropriate to cluster Special Residential Accommodation uses in to a certain area. Such circumstances may include: <ul style="list-style-type: none"> <li>a) The premises is in a Residential 3 Planning Area;</li> <li>b) The nature of the existing and proposed Special Residential Accommodation uses are compatible.</li> </ul>

## Access and Parking

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P4</b> Where access is gated there is a safe pullover area within the property boundary to use an intercom or gain access.	<b>A4.1</b> A minimum of two parking spaces are provided outside of the gated area and within the property boundary.
<b>P5</b> Vehicle parking is safe and convenient for residents, visitors and service providers.	<b>A5.1</b> Vehicle parking is: <ul style="list-style-type: none"> <li>a) illuminated at night; and</li> <li>b) as close as possible to the accommodation to be served.</li> </ul>
<b>P6</b> Pedestrian access is: <ul style="list-style-type: none"> <li>a) prominent and safe; and</li> <li>b) the development has at least one prominent pedestrian entry with clear visibility for public surveillance.</li> </ul>	<b>A6.1</b> The frontage of the site is constructed in accordance with the design guidelines set out in the Planning Scheme Policy, FNQROC Development Manual; and <b>A6.2</b> A sealed footpath with a minimum width of 1.8m links the development with the on street works; and <b>A6.3</b> Vehicular access to the site is separate from the pedestrian access; and <b>A6.4</b> A sealed footpath with a minimum width of 1.8m links the development with the on street works, and connects residents to a sheltered bus stop within easy walking distance.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P7</b> Bicycle parking for visitors and residents provides;</p> <ul style="list-style-type: none"> <li>a) secure parking facilities; and</li> <li>b) convenient access; and</li> <li>c) safe access; and</li> <li>d) protected from the sun and rain.</li> </ul>	<p><b>A7.1.</b> On-site bicycle parking shall be provided at a rate of 1 space per 5 beds; and</p> <p><b>A7.2</b> Parking shall be designed and located to:</p> <ul style="list-style-type: none"> <li>a) enable wheels and frame to be locked to the device without damaging the bicycle; and</li> <li>b) be located outside pedestrian movement paths; and</li> <li>c) be easily accessible from the road; and</li> <li>d) be arranged so that parking manoeuvres will not damage adjacent bicycles; and</li> <li>e) be protected from manoeuvring motor vehicles and opening car doors; and</li> <li>f) be well lit; and</li> <li>g) be protected from the weather.</li> </ul>

### Design Layout

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P8</b> Buildings and structures must complement the character and streetscape of the area. In particular:</p> <ul style="list-style-type: none"> <li>a) the bulk of the building is reduced through effective design and materials; and</li> <li>b) rooflines contribute to the architectural distinction of the building.</li> </ul>	<p><b>A8.1</b> Building bulk and form is reduced by:</p> <ul style="list-style-type: none"> <li>a) varying the plan such that the length of any continuous wall plane does not exceed 15 metres, with a minimum change in plane of 1.5 metres; and</li> <li>b) the introduction of curves, steps, recesses, projections or splays in plan and elevation; and</li> <li>c) the use of balconies or verandahs; and</li> </ul> <p><b>A8.2</b> Buildings and structures comply with the following setbacks:</p> <ul style="list-style-type: none"> <li>a) from main road frontage - 6 metres; and</li> <li>b) from secondary road frontage – 3 metres; and</li> <li>c) the site coverage for the building/s is not greater than 50%.</li> </ul>
<p><b>P9</b> Elevations provide visual interest through:</p> <ul style="list-style-type: none"> <li>a) use of building elements, exterior colours, textures and materials in the horizontal and vertical planes; or</li> <li>b) variations in the treatment and patterning of windows, sun protection devices or other elements of a façade; or</li> <li>c) use of structural framing elements of a finer scale for balconies, verandahs, terraces or sun shading devices.</li> </ul>	<p><b>A9.1</b> The length of any continuous building does not exceed 20m; and</p> <p><b>A9.1</b> The length of any continuous roofline and ridge line does not exceed 20m; and</p> <p><b>A9.3</b> Rooflines include pitches, gables, skillions other features</p>
<p><b>P10</b> Services structures and mechanical plant (including air conditioners and split system air conditioners) are screened or otherwise incorporated as part of the building form.</p>	<p><b>A10.1</b> No acceptable measures are specified.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P11</b> The Special Residential Accommodation is designed to provide for the amenity and security of residents.</p>	<p><b>A11.1</b> The Special Residential Accommodation incorporates covered walkways wide enough to accommodate wheelchairs and ramps, and provide on site weather protection between all areas of the Special Residential Accommodation; and</p> <p><b>A11.2</b> Provide clear signage to direct vehicles around the site; and</p> <p><b>A11.3</b> Ensure that all signs, including those on nearby streets are clearly lit; and</p> <p><b>A11.4</b> Provide easy access for other service vehicles, such as garbage trucks, without letting this access dominate the site plan.</p>
<p><b>P12</b> The Special Residential Accommodation provides residents with a range of on site services and facilities.</p>	<p><b>A12.1</b> The Special Residential Accommodation incorporates a range of ancillary services and facilities, suited to the function of the facility and the needs of residents, such as: lounge areas, library/reading room, TV games/recreation room and meeting space/s; and</p> <p><b>A12.2</b> The Special Residential Accommodation may incorporate:</p> <ul style="list-style-type: none"> <li>a) client access to kitchen facilities; and</li> <li>b) consultation and treatment rooms for practitioners to utilise; and</li> <li>c) permanent on site cook to prepare all main meals; and</li> </ul> <p><b>A12.3</b> Permanent Imperviously sealed service area out the front of the main building, easily accessible by emergency vehicles such as ambulances; and</p> <p><b>A12.4</b> Sufficient area or appropriate circulation arrangements to enable all vehicles using the service area to enter and exit the site in forward gear.</p>
<p><b>P13</b> The Special Residential Accommodation is designed for the needs of the specific group of the users.</p>	<p><b>A13.1</b> A range of bedding options are provided in the development to cater for different individual needs relating to, financial situation, mobility and cultural background; and</p> <p><b>A13.2</b> Adequate storage is provided for all residents, within individual and shared rooms, and within the communal area.</p>
<p><b>P14</b> Special Residential Accommodation achieves a pleasant living environment for residents and does not adversely affect the privacy or liveability of adjoining development.</p>	<p><b>A14.1</b> Effective screening is provided to all windows, balconies or verandahs that overlook windows, to habitable rooms and balconies or verandahs of other rooms within the development or on neighbouring properties (solid or obscure glass or opaque louvers may be used to achieve screening on windows); and</p> <p><b>A14.2</b> A minimum of 35% of the site is landscaped; and</p> <p><b>A14.3</b> Deep planting is established along property boundaries.</p>
<p><b>P15</b> Special Residential Accommodation must not adversely impact on the natural environment.</p>	<p><b>A15.1</b> The siting and design of the development ensures:</p> <ul style="list-style-type: none"> <li>a) the retention of existing mature vegetation on the site; or</li> <li>b) where removal of mature vegetation is required, replacement suitable established vegetation is planted on site.</li> </ul>
<p><b>P16</b> Threshold population densities of the Special Residential Accommodation are configured to be consistent with surrounding uses.</p>	<p><b>A16.1</b> No acceptable measures are specified.</p>



PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P17</b> Waste disposal and collection areas are unobtrusive, and adverse impacts on neighbouring properties are mitigated.	<b>A17.1</b> Garbage bin and recycle bin storage and collection areas are: <ul style="list-style-type: none"> <li>a) located on site; and</li> <li>b) screened from view from the road frontage; and</li> <li>c) imperviously sealed roofed and banded, and contain a hose down area draining to Council's sewer network; and</li> <li>d) located where it can be accessed by refuse collection services; and</li> <li>e) adequate for accessible to the number of residents.</li> </ul>
<b>P18</b> On - site 24 hour emergency service call facilities are available.	<b>A18.1</b> Permanent live-in site manager facilities including separate bedroom is provided; and <b>A18.2</b> Emergency Call buttons or equivalent are provided.
<b>P19</b> The buildings and facilities minimise noise impacts, beyond the property boundaries, particularly where adjoining residential premises.	<b>A19.1</b> Any air-conditioning units are located, enclosed, of a type, or otherwise installed such that they: <ul style="list-style-type: none"> <li>a) do not cause an Environmental Nuisance to any adjoining premises; and</li> <li>b) do not present an unsightly view to the street or other public place.</li> </ul> <b>A19.1</b> No vehicular access point is closer than 3 m to the boundary with residential premises

### Open Space

PERFORMANCE CRITERIA	ACCEPTABLE MEASURE
<b>P20</b> Development facilitates safe and secure communal spaces.	<b>A20.1</b> Avoid isolated outdoor spaces that are not connected to other spaces and activity; and
<b>P21</b> Special Residential Accommodation ensures negotiability and ease of access to residents and visitors.	<b>A21.1</b> Shared outdoor activity spaces relate to the main pedestrian circulation route or to indoor community spaces, and provide some separation from residences; and <b>A21.2</b> Build legible and accessible internal pathway systems that provide an efficient circulation system for residents and visitors moving between dwelling units, entrances, and indoor and outdoor communal areas; and <b>A21.3</b> Connect internal pathway system to neighbourhood pathway system and local public transport nodes.

### Energy Efficiency

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P22</b> New buildings are planned to: <ul style="list-style-type: none"> <li>a) maximise energy efficiency; and</li> <li>b) maximise natural light and ventilation; and</li> <li>c) minimise heat loads.</li> </ul>	<b>A22.1</b> Buildings are planned for maximum natural ventilation and light. The Building has: <ul style="list-style-type: none"> <li>a) external walls with openings in at least two different orientations to allow breeze paths within the building; or</li> <li>b) partitioned walls, vents in or above doorways and internal louvers as required to ensure air movement through the building; and</li> <li>c) emphasis is to be placed on the provision of solar access from the north and north-easterly aspect for openings, walls and windows of habitable rooms; and</li> </ul>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p><b>A22.2</b> Habitable rooms naturally ventilated. Each habitable room has:</p> <ul style="list-style-type: none"> <li>a) a minimum ceiling height of 2.7 metres; or</li> <li>b) two openings in opposite walls openable to the outside; or</li> <li>c) a direct path from an openable window in the room through the doorway to another unobstructed window or opening to the outside; and</li> </ul> <p><b>A22.3</b> Each individual and shared room has:</p> <ul style="list-style-type: none"> <li>a) external walls with openings in at least two different orientations to allow breeze paths within the dwelling units; or</li> <li>b) partitioned walls, vents in or above doorways and internal louvers as required to ensure air movement through the room; and</li> <li>c) emphasis placed on the provision of solar access from the north and north-easterly aspect for openings, walls and windows of habitable rooms; and</li> <li>d) a minimum ceiling height of 2.7metres.</li> </ul>
<p><b>P23</b> Where Special Residential Accommodation is to be located in existing building the re-development aims to improve the energy efficiency of buildings.</p>	<p><b>A23.1</b> Buildings may be modified to include energy efficiency elements;</p> <p><b>A23.2</b> Use of landscaping for cooling of buildings;</p> <p><b>A23.3</b> Design and location of hardstand areas to minimise the radiant heat to primary living areas of premises and adjoining premises.</p>

Public Art

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P24</b> Public art is provided that is visible and accessible to the general public and reflects the local character of Cairns through a variety of mediums.</p>	<p><b>A24.1</b> Public art is provided in accordance with Planning Scheme Policy – Public Art.</p>

#### 4.7.25 Telecommunications 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 development that is:

- Assessable;
- A Material Change of Use for the purpose of Telecommunications Facilities.

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

##### Siting and Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1</b> Telecommunications Facilities must be located so as to minimise their impact on the landscape or townscape.</p>	<p><b>A1.1</b> Telecommunications Facilities are located underground; or</p> <p><b>A1.2</b> Telecommunications Facilities are co-located with other Telecommunications Facilities; or</p> <p><b>A1.3</b> Telecommunications Facilities are located in or on an existing structure; and</p> <p><b>A1.4</b> Telecommunications Facilities are not located on the exterior of a historical building.</p>
<p><b>P2</b> Telecommunications Facilities must be 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.</p>	<p><b>A2.1</b> The height of any Telecommunications 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; and</p> <p><b>A2.2</b> Telecommunications Facilities are painted a colour which blends in with the surrounding landscape/townscape; and</p> <p><b>A2.3</b> Existing vegetation on the site of any stand alone facility is retained and only removed where required to facilitate construction of the facility. After construction, the area is revegetated and landscaped to screen the facility; and</p> <p><b>A2.4</b> Telecommunications Facilities are sited to minimise the potential of overshadowing on adjoining and nearby land uses; and</p> <p><b>A2.5</b> Telecommunications Facilities are located predominantly in industrial, commercial or rural areas.</p>

### Community Safety

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3</b> Telecommunications Facilities must be constructed, operated and managed so as public health and safety is maintained.	<b>A.3.1</b> Emission of light, vibration, smell or radiation beyond the site meet the State and National standards including AS2772.1 Radio Frequency Radiation – Maximum Exposure Levels.
<b>P4</b> Any stand alone Telecommunications Facilities must be securely fenced and adequately signposted.	<p><b>A4.1</b> 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; and</p> <p><b>A4.2</b> The site of any stand alone facility is appropriately signed with warning signs.</p>

### Access and Car Parking

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P5</b> The site of any stand alone Telecommunications Facilities must be provided with adequate access and vehicle standing area to facilitate the required level of servicing and maintenance.	<p><b>A5.1</b> Any stand alone facility is provided with a vehicular driveway, of a maximum width of 4 metres, which is constructed to provide an all weather surface and to accommodate stormwater drainage; and</p> <p><b>A5.2</b> A vehicle standing area is provided within the fenced site of any stand alone facility.</p>