

9.3.6 Residential activities code

9.3.6.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Residential activities code in the tables of assessment in Part 5 of this Planning Scheme; and
- (2) impact assessable development for a *residential activity* listed in Schedule 1.1 or an undefined use of a similar nature.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.3.6.2 Purpose

The purpose of the Residential activities code is to ensure that *residential activities* are appropriately located, meet the needs of the community, are designed to be consistent with the intended character and amenity of the locality, and does not adversely impact on surrounding land uses and the natural environment.

The purpose of this code will be achieved through the following overall outcomes:

- (1) Development is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) Development facilitates a high level of residential amenity.
- (3) Development does not adversely affect the operation of existing nearby land uses.
- (4) Development is located on a site that is suitable for a *residential activity*.
- (5) Development is of a density and scale that is compatible with, and complementary to, the character of the surrounding area.
- (6) *Development* is designed to complement and be sympathetic to the built form character and environment of the surrounding area.
- (7)
- (8) Development contributes positively to the local streetscape.
- (9) Development is supported by open space, both private and public, to meet the recreation needs of residents and visitors;
- (10) Development has appropriately designed and constructed vehicle and active transport access.
- (11) Traffic that is generated by development is within the capacity of the road system, and consistent with the types of traffic and frequency of traffic movement, that exists on the road system prior to development.

9.3.6.3 Assessment benchmarks

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Development does not adversely impact on the amenity of surrounding land uses or existing residential character.</p>	<p>AO 1.1 Air-conditioning equipment and other plant and equipment is to be located behind the <i>front building line</i>, and screened to reduce visibility and noise.</p>
<p>PO 2 Outdoor lighting maintains the amenity of the surrounding area and enhances safety without creating obtrusive light emissions either directly or by reflection.</p>	<p>AO 2.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of <i>AS4282- Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO 3 Development addresses the street, facilitates casual surveillance of the street and provides for safe pedestrian access.</p>	<p>AO 3.1 The main entry door is located on the building façade that faces the <i>primary road frontage</i></p> <p>AO 3.2 There are windows on all building facades that face a street.</p>
Built form, character, design, and scale	
<p>PO 4 Development is designed and located to:</p> <ul style="list-style-type: none"> (a) enhance the character of the area; and (b) integrate with other existing uses; and (c) provide for and maintain a sense of open space between buildings and other structures; and (d) not create adverse impacts on <i>adjoining premises</i>; and (e) be of a height, size, bulk and form consistent with the existing or preferred character of the zone; and (f) avoid reducing privacy; and (g) avoid increasing overshadowing of <i>adjoining premises</i>. 	<p>AO 4.1 Buildings and other structures are <i>setback</i>:</p> <ul style="list-style-type: none"> (a) in the Rural residential zone, a minimum 30 metres from any <i>road frontage</i>; or (b) in the Rural zone, a minimum 200 metres from any <i>road frontage</i>; or (c) In the Low impact industry and Medium Impact Industry zone: <ul style="list-style-type: none"> • 10 metres from any <i>road frontage</i> to the Barkly Highway; or • 6 metres from any other road frontage; or (d) In the Local centre zone, in accordance with Table 9.3.1.3 – Local centre zone road and boundary setbacks; or (e) In the Principal centre zone, in accordance with Table 9.3.1.4 – Principal centre zone road and boundary setbacks; or (f) in any other zone, a minimum 6 metres from any <i>road frontage</i>. <p>AO 4.2 Buildings and other structures comply with the minimum <i>setbacks</i> from the side and rear boundaries set out in Table 9.3.6.3 Residential activities - minimum road and boundary setbacks.</p> <p>AO 4.3 There is no more than one <i>dwelling house, caretaker's accommodation, community</i></p>

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Performance outcomes	Acceptable outcomes
	<p><i>residence, dual occupancy or dwelling unit per lot.</i></p> <p>AO 4.4 <i>Site cover</i> is not greater than:</p> <p>(a) 5 per cent in the following zones:</p> <ul style="list-style-type: none"> • Rural residential; or • Open space; or <p>(b) 25 per cent in the Sport and recreation zone; or</p> <p>(c) 50 per cent in the following zones:</p> <ul style="list-style-type: none"> • Low density residential; or • Township; or <p>(d) 60 per cent in the following zones:</p> <ul style="list-style-type: none"> • Medium density residential; or • Mixed use; or • Local centre; or <p>(e) 70 per cent in the Principal centre zone; or</p> <p>(f) 75 per cent in the following zones:</p> <ul style="list-style-type: none"> • Low impact industry; or • Medium Impact industry; or • Special industry; or • Community facilities; or • Special purpose. <p>AO 4.5 <i>Building height</i> is not greater than:</p> <p>(a) 10.5 metres and two storeys, in the following zones:</p> <ul style="list-style-type: none"> • Rural; or • Rural residential; or <p>(b) 10.5 metres, in Local centre zone: or</p> <p>(c) 15 metres and a maximum 8.5 metres <i>podium</i> height, in the Principal centre zone: or</p> <p>(d) Six metres in the Open space zone; or</p> <p>(e) 8.5 metres in all other zones.</p> <p>AO 4.6 The number of <i>site</i> access driveways is limited to one, with vehicular access provided to the least trafficked road where the <i>site</i> has more than one <i>road frontage</i>.</p>

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Performance outcomes	Acceptable outcomes
<p>PO 5 The <i>site</i> is of suitable size, shape and topography to accommodate:</p> <ul style="list-style-type: none"> (a) the siting of the <i>residential activity</i>; and (b) the provision of adequate private open space and <i>landscaping</i>; and (c) appropriately located vehicle parking and maneuvering; and (d) all other servicing requirements. 	<p>AO 5.1 The <i>site</i> has a minimum area of:</p> <ul style="list-style-type: none"> (a) 700m² where a <i>dual occupancy</i> is proposed; or (b) 750m² where a <i>multiple dwelling</i> is proposed. <p>AO 5.2 The <i>site</i> has sufficient dimensions to accommodate a <i>residential activity</i> building that of at least 12 metres by 15 metres.</p> <p>AO 5.3 Where a <i>multiple dwelling</i> is proposed, the width of the <i>site</i>, measured parallel to the adjoining road and at the point that is 6 metres from the <i>site</i> boundary with the adjoining road, is at least 20 metres.</p> <p>AO 5.4 Vehicle parking for visitors is provided at the front of the main building.</p> <p>AO 5.5 Driveways are separated from the building by a one metre wide <i>landscaping</i> strip, except where a <i>caretaker's accommodation, community residence, dual occupancy, dwelling house, or dwelling unit</i>.</p> <p>AO 5.6 Where a <i>dual occupancy</i>, both <i>dwellings</i> have a minimum <i>road frontage</i> of 10 metres.</p>

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
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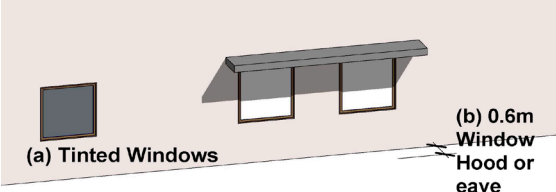
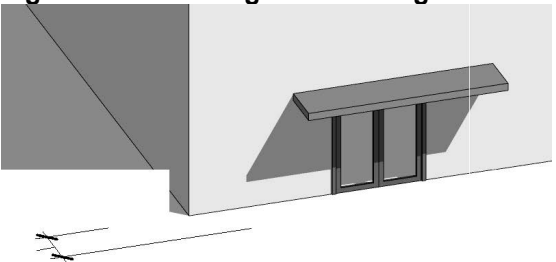
Performance outcomes	Acceptable outcomes
Environmental management and ecological sustainability	
<p>PO 6 Building design facilitates the construction of energy efficient buildings that respond to local climatic conditions.</p>	<p>AO 6.1 Development incorporates:</p> <ul style="list-style-type: none"> (a) window tints (Refer Figure a); or (b) window hoods or eaves that protrude at least 600 millimeters from the window when measured perpendicular to the window (Refer Figure a). <p>Figure a – Climatic solutions</p>  <p>(a) Tinted Windows</p> <p>(b) 0.6m Window Hood or eave</p> <p>AO 6.2 Pedestrian entries incorporate sun and rain shelter; such as overhangs or awnings that protrude at least 900 millimeters from the door when measured perpendicular to the door (Refer Figure b).</p> <p>Figure b – Overhangs and awnings</p>  <p>900 mm</p>

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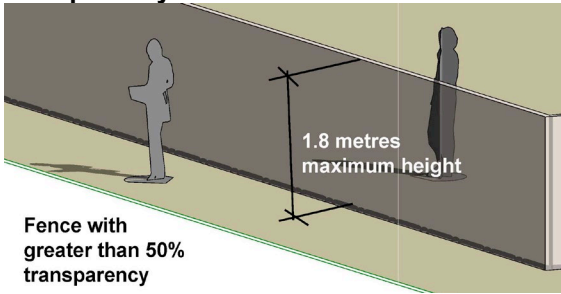
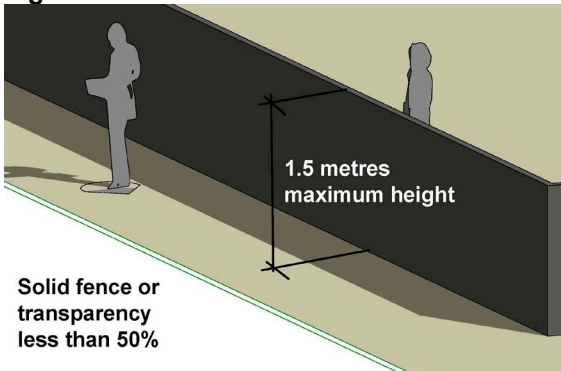
Performance outcomes	Acceptable outcomes
Fences and gates	
<p>PO 7 Fencing must:</p> <ul style="list-style-type: none"> (a) contribute positively to the character of the <i>streetscape</i>; and (b) enable casual surveillance and improve the perceived and actual levels of safety of the street; and (c) enable use of private open space; and (d) enhance the amenity of the <i>site</i>; and (e) provide buffering from potentially incompatible adjacent uses nearby; and (f) protect the privacy of adjoining and nearby premises; and (g) be constructed of high quality materials; and (h) provide for adequate sight lines. 	<p>AO 7.1 A fence that is constructed forward of any <i>front building line</i> that faces a <i>road frontage</i> (including <i>front building lines</i> that face both <i>road frontages</i> on a corner lot):</p> <ul style="list-style-type: none"> (a) has a height, measured from <i>ground level</i>, that is not greater than: <ul style="list-style-type: none"> (i) 1.8 metres where the fence is at least 50 per cent transparent (Refer Figure c); or (ii) 1.5 metres where the fence is solid or not greater than 50 per cent transparent (Refer Figure d); and (b) does not incorporate solid steel sheeting such as Colorbond or Zincaneal above 1.5 metres in height (Refer Figure e). <p>Figure c – Fences with greater than 50% transparency</p>  <p>Fence with greater than 50% transparency</p> <p>Figure d – Solid fences</p>  <p>Solid fence or transparency less than 50%</p> <p>Figure e – Solid Sheeting</p>

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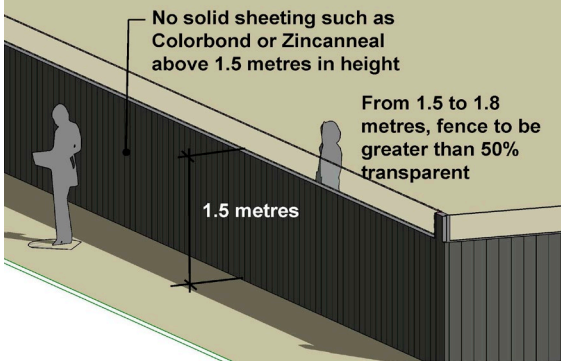
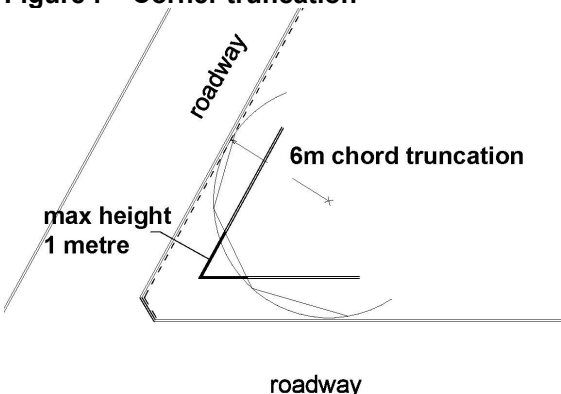
Performance outcomes	Acceptable outcomes
	 <p>(c) incorporates detailing or indentations where the fence is greater than 10 metres in length in any direction.</p> <p>AO 7.2 The height of side or rear boundary fences must not be greater than 1.8 metres, measured from <i>ground level</i>.</p> <p>AO 7.3 Where a sensitive land use is proposed adjacent to an existing lawfully established non-residential use a 1.8-metre-high solid screen fence must be erected along all common boundaries.</p> <p>AO 7.4 <u>For uses not assessed against the QDC:</u></p> <p>Fences on a corner lot and, within a truncation made by three equal chords of a 6 metre radius curve at the corner of the two <i>road frontages</i>, are not greater than 1 metre in height, measured from <i>ground level</i> (Refer Figure f).</p> <p>Figure f – Corner truncation</p> 
<p>PO 8 Gates do not open beyond the lot boundary</p>	<p>AO 8.1 Gates located on a lot boundary do not open outward onto the street or an <i>adjoining property</i>.</p>

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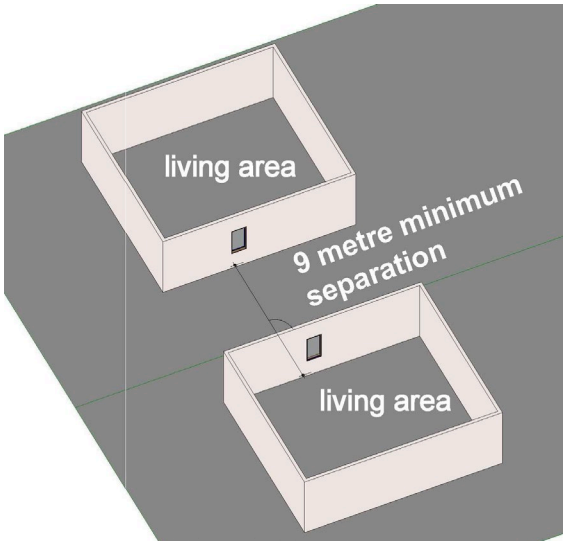
Performance outcomes	Acceptable outcomes
Privacy and amenity	
<p>PO 9 Development provides for privacy both within the <i>site</i> and between <i>adjoining sites</i>.</p>	<p>AO 9.1 A window of a habitable room is at least 9 metres from:</p> <ul style="list-style-type: none"> (a) a window of an opposite habitable room or bathroom of another <i>dwelling</i>; and (b) an opposite area of private open space for another <i>dwelling</i> (Refer Figure g). <p>Figure g – Minimum separation of opposite windows of habitable rooms</p>  <p>OR</p> <p>AO 9.2 Where a window of a habitable room, bathroom or an area of private open space is located opposite, and within 9 metres of a window of a habitable room or an area of private open space of an adjoining <i>dwelling</i>:</p> <ul style="list-style-type: none"> (a) window sill heights are at least 1.7 metres above floor level (Refer Figure h(a)); or (b) opaque glazing is applied to any part of a window that is below 1.7 metres above floor level (Refer Figure h(b)); or (c) there is an angle of at least 45 degrees between two lines drawn from the same point on the subject window, one drawn to the nearest vertical edge of the window of the adjoining <i>dwelling</i> and the other drawn perpendicular to the subject window (Refer Figure i); or (d) permanent and fixed external screening (Refer Figure h(d)) is incorporated that is:

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Performance outcomes	Acceptable outcomes
	<p>(i) a solid translucent screen; or</p> <p>(ii) perforated panels with openings not greater than 50 per cent; or</p> <p>(iii) trellises with openings not greater than 50 per cent; or</p> <p>Note—Figure h and Figure i are located at the end of the Residential activities code.</p> <p>(e) if the proposed <i>or</i> adjoining <i>dwellings</i> have located on <i>ground level</i>:</p> <p>(i) a window of a habitable room; or</p> <p>(ii) an area of private open space.</p> <p>A solid fence is constructed at least 1.8 metres in height, measured from <i>ground level</i>, on the boundary between the proposed and adjoining <i>dwellings</i>.</p> <p>AND</p> <p>AO 9.3 Any direct view from a window, private open space area, communal area or public area of the proposed <i>dwelling</i> into a private open space area of an adjoining <i>dwelling</i> is screened to block the view.</p>
Landscaping	
<p>PO 10 <i>Landscaping:</i></p> <p>(a) provides an attractive <i>streetscape</i> and enhances the amenity of the zone; and</p> <p>(b) reduces the visual and environmental impact of hard surface areas; and</p> <p>(c) achieves maximum on-site storm/rainwater infiltration; and</p> <p>(d) minimises any additional burden on drainage infrastructure.</p>	<p>AO 10.1 For development other than a single <i>dwelling house</i>, a densely planted landscape strip is provided (Refer Figure j) that:</p> <p>(a) extends along the entire length of any <i>road frontage</i>, except for the areas required for vehicle and pedestrian access; and</p> <p>(b) is within the boundary of the lot; and</p> <p>(c) is at least 2 metres in width; and</p> <p>Figure j – Landscaping along road frontages</p>  <p>AO 10.2 At least 15 per cent of the <i>site</i> incorporates soft <i>landscaping</i>.</p>

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Performance outcomes	Acceptable outcomes
<p>PO 11 For <i>residential activities</i> excluding:</p> <ul style="list-style-type: none"> • <i>dwelling house</i>; • <i>dual occupancy</i>; • <i>caretakers accommodation</i>; • <i>dwelling unit</i>. <p><i>landscaping</i> provides appropriate buffers to non-<i>residential activities</i>.</p>	<p>AO 11.0 A densely planted 2 metre landscape buffer is provided along all boundaries abutting a non-<i>residential activity</i>.</p>
Traffic, parking and access	
<p>PO 12 Parking and access layout must:</p> <ul style="list-style-type: none"> (a) promote safe and efficient vehicular movement; and (b) be designed to be visually unobtrusive from the street; and provide all weather parking; and (c) not adversely impact upon the amenity of the neighbourhood; and (d) ensure minimal loss of on-street parking spaces. 	<p>AO 12.1 Development (other than in the Rural zone) is accessed via a constructed and sealed road.</p> <p>AO 12.2 A maximum of one vehicle crossing is constructed per <i>site</i>.</p> <p>AO 12.3 For a <i>dwelling house</i>, <i>dual occupancy</i>, <i>dwelling unit</i> or <i>caretaker's accommodation</i>, at least one of the required minimum of two car parks is under a covered area.</p> <p>AO 12.4 On-site car parking is not located between the building and the <i>primary road frontage</i>.</p> <p>AO 12.5 For development involving more than eight <i>dwellings</i>, an on-site maneuvering area for service vehicles is provided and designed in accordance with Schedule 6: Engineering works and services planning scheme policy.</p>
Services	
<p>PO 13 Development provides for communal clothes drying facilities where individual drying facilities (exclusive of open space areas) are not provided.</p>	<p>AO 13.1 For a <i>multiple dwelling</i> or <i>rooming accommodation</i>, a communal outdoor clothes drying area(s) is provided that:</p> <ul style="list-style-type: none"> (a) has an area of at least 5m² for each: <ul style="list-style-type: none"> • <i>dwelling in a multiple dwelling</i>; or • room in a <i>community residence</i> or <i>rooming accommodation</i>; and (b) has a minimum dimension of 2 metres; and (a) has a maximum area of 60m²; and (c) is screened so as not to be visible from the street; and (d) has an impervious surface.

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Performance outcomes	Acceptable outcomes
Steep Slopes or unstable Soils	
<p>PO 14 Development must adequately address the constraints of steeply sloping or unstable land.</p>	<p>AO 14.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent.</p> <p>AO 14.2 Building work undertaken on a slope greater than 10 per cent does not involve cut and/or fill greater than:</p> <p>(a) 1 metre in height or depth at any point; and (b) 50m³ in total volume.</p> <p>AO 14.3 Areas between a building's floor and the <i>ground level</i>, or between outdoor deck areas and the <i>ground level</i>, are screened from public view by using lattice or similar screening.</p> <p>AO 14.4 Driveways are not steeper than 20 per cent.</p>
Open space: where for a caretaker's accommodation, dual occupancy, dwelling house, dwelling unit, multiple dwelling, residential care facility or retirement facility	
<p>PO 15 The development incorporates open space that:</p> <p>(a) meets the needs of the occupants with respect to leisure and privacy; and (b) is convenient and attractive to use; and (c) enhances the amenity of the development; and (d) provides sun and weather protection due to the harsh climate of Mount Isa.</p>	<p>AO 15.1 Where the main living area is at <i>ground level</i>, private open space is provided that:</p> <p>(a) is directly accessible from the main living area; and (b) has a single area of at least 16m² per <i>dwelling</i>; and (c) has with a minimum width of 4 metres; and; (d) has an area with dimensions of at least 3 metres by 4 metres that is completely covered for sun and weather protection; and (e) has a maximum gradient of 1 in 10; and (f) is fenced or screened to protect privacy between adjacent <i>dwellings</i>; and (g) does not have air-conditioning units or other services located in this space; and (h) is provided with access to a tap.</p> <p>Refer Figure k Note—Figure k is located at the end of the Residential activities code.</p> <p>OR</p> <p>AO 15.2 Where the main living area is above <i>ground level</i>, private open space is provided that:</p>

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	<p>(a) has a single area of at least 10m² per <i>dwelling</i>; and</p> <p>(b) has a minimum width of 3 metres; and;</p> <p>(c) is directly accessible from the main living area; and</p> <p>(d) is completely covered for sun and weather protection; and</p> <p>(e) is fenced or screened to protect privacy between adjacent <i>dwellings</i>; and</p> <p>(f) does not have air-conditioning units or other services located in this space.</p> <p>Refer Figure I Note—Figure I is located at the end of the Residential activities code.</p> <p>AND</p> <p>AO 15.3 For <i>multiple dwelling</i> developments exceeding 10 <i>dwellings</i>, communal public open space for residents of the development (in addition to private open space above) is provided that:</p> <p>(a) has an area of at least 10m² per <i>dwelling</i>; and</p> <p>(b) has a minimum dimension of 6 metres; and;</p> <p>(c) has a maximum gradient of 1 in 10; and</p> <p>(d) has access for people with disability; and</p> <p>(e) is located at least 3 metres from <i>dwellings</i> on <i>adjoining lots</i>, or screened by a 1.8-metre-high solid screen fence along the common boundary.</p>
Additional requirements for a multiple dwelling	
<p>PO 16 <i>Multiple dwellings</i> are located and designed to achieve a density that is suitable for the <i>site</i> and surrounding area.</p>	<p>AO 16.1 <i>Multiple dwellings</i> in the Medium density residential zone have a maximum density of one <i>dwelling</i> per 250m² of <i>site</i> area.</p>
<p>PO 17 Where mail delivery facilities are required, they are provided in an attractive and convenient manner.</p>	<p>AO 17.1 Mailboxes are:</p> <p>(a) contained in a single structure on the <i>road frontage</i> adjoining the main pedestrian entry to the <i>site</i>; or</p> <p>(b) contained in, or adjoining, the building foyer and readily accessible to mail delivery services.</p> <p>AO 17.2 Mailboxes are compliant with Australia Post standards for letterboxes</p>

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<p>PO 18 <i>Multiple dwellings</i> in mixed use buildings have a safe, convenient, and easily identifiable entrance that is separate from the entrance to any non-residential activity in the building.</p>	<p>AO 18.1 The <i>multiple dwelling</i> has an entrance from the street that is:</p> <ul style="list-style-type: none"> (a) separate from the entrance to the non-residential use; and (b) clearly identifiable from the street.
Additional requirements for a caretaker’s accommodation	
<p>PO 19 <i>Caretaker’s accommodation</i> is designed and sited to ensure its use</p> <ul style="list-style-type: none"> (a) is safe for visitors and residents; and (b) does not compromise the productivity of the primary use. 	<p>AO 19.1 The <i>caretaker’s accommodation</i> is separated from:</p> <ul style="list-style-type: none"> (a) any <i>low impact industry</i> use by at least 6 metres; and (b) any <i>medium impact industry</i> use by at least 10 metres. <p>AO 19.2 Only one <i>caretaker’s accommodation</i> is provided per <i>site</i>.</p> <p>AO 19.3 <i>Caretakers accommodation</i> includes a fenced private open space area.</p>
Additional requirements for dwelling units	
<p>PO 20 <i>Dwelling units</i> are designed to ensure a high level of safety, security and amenity for residents.</p>	<p>AO 20.1 The <i>dwelling unit</i> has an entrance from the street that is separate from the entrance to the non-residential activity that is clearly identified from the street.</p> <p>AO 20.2 The <i>dwelling unit</i> number is clearly displayed on the <i>dwelling unit</i> entrance and letter box.</p>
Additional requirements for uses other than a caretaker’s accommodation, dual occupancy, dwelling house, dwelling unit or multiple dwelling.	
<p>PO 21 Development does not adversely impact on the existing or future amenity of adjoining and nearby land uses, including, but not limited to, the impacts of:</p> <ul style="list-style-type: none"> (a) air pollution; and (b) noise; and (c) vibration; and (d) odour; and (e) a loss of privacy; and (f) dust; and (g) other emissions. 	<p>AO 21.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO 21.2 Development achieves the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>AO 21.3 The use does not involve an Environmentally Relevant Activity (ERA).</p> <p>AO 21.4 Vibrations produced on-site do not exceed the maximum acceptable levels identified in <i>Australian Standard 2670.2 Evaluation of human exposure to whole of body vibration</i>,</p>

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	<p><i>Part 2: continuous and shock induced vibration in buildings (1-80Hz).</i></p> <p>AO 21.5 Odour emissions produced on-site cannot be detected beyond the boundaries of the <i>site</i>.</p> <p>AO 21.6 Where food or cooking odour is released:</p> <p>(a) exhaust vents are separated from adjacent uses by at least 6 metres horizontally; and</p> <p>(b) odour is discharged vertically and directed away from the adjacent uses.</p> <p>AO 21.7 Impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>.</p> <p>AO 21.8 Where the development has a common boundary with land located in the Low density residential zone, Medium density residential zone, Rural residential zone, Mixed use zone or Township zone, or an existing <i>sensitive land use</i>:</p> <p>(a) a 1.8-metre-high solid fence and a 2.5-metre-wide densely planted <i>landscaping</i> buffer are provided along all common boundaries; and</p> <p>(b) noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans are:</p> <p>(c) (i) located as far as practicable from every common boundary; and (ii) screened from the common boundary; and</p> <p>(d) it does not include outdoor dining, or outdoor entertainment or smoking areas between the side and/or rear wall of the building and the common boundary.</p>
Domestic outbuildings and swimming pools	
<p>PO 22 The design, location and scale of <i>domestic outbuildings</i> retain the residential character of the area and do not negatively impact on the amenity of <i>adjoining properties</i>.</p>	<p>AO 22.1 <i>Domestic outbuildings</i>:</p> <p>(a) have a maximum height of 4.5 metres; and</p> <p>(b) do not exceed 100m² in size.</p>
<p>PO 23 The design, location and scale of <i>domestic outbuildings</i> and swimming pools do not dominate the <i>road frontage</i> or negatively impact the amenity of <i>adjoining properties</i>.</p>	<p>AO 23.1 Garages:</p> <p>(a) are located behind the front building line; or</p>

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>(b) have an opening that does not exceed 6 metres or 60 per cent of the <i>road frontage</i> whichever is less.</p> <p>AO 23.2 Carports:</p> <p>(a) have a maximum height of 4.5 metres; and</p> <p>(b) have an opening that does not exceed 6 metres or 60 per cent of the <i>road frontage</i> whichever lesser; and</p> <p>(c) do not enclose the side facing the <i>primary road frontage</i> by a door.</p> <p>AO 23.3 Swimming pools (above ground or partially above ground) where located between the <i>front building line</i> and the <i>road frontage</i> do not exceed 1.5 metres in height.</p>
Development in the Rural zone	
<p>PO 24 In the Rural zone, <i>residential activities</i> have safe all weather road access.</p>	<p>AO 24.1 A formed road access is provided to the <i>residential activity</i>, constructed in accordance with Schedule 6.2 Engineering works and services planning scheme policy.</p>
<p>PO 25 Development of a <i>sensitive land use</i> in the Rural zone is adequately separated or buffered to avoid impacts from rural activities (such as odour, noise, dust, and spray drift).</p>	<p>AO 25.1 The development of a <i>sensitive land use</i> in the Rural zone does not encroach within 150 metres from an existing <i>rural activity</i> on an adjoining property.</p>

Table 9.3.6.2 – Residential activities code:

- **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of the <i>site</i>, adjoining streets and surrounding area.</p>	<p>AO 1.1 Development design and layout provides:</p> <p>(a) opportunities for casual surveillance and sightlines; and</p> <p>(b) exterior building designs which promote safety; and</p> <p>(c) adequate identification of uses and ownership; and</p> <p>(d) adequate lighting; and</p> <p>(e) appropriate way-finding mechanisms (e.g. signage); and</p> <p>(f) prevention of entrapment locations; and</p> <p>(g) prevention of access to roof areas and other premises.</p>
<p>PO 2 All development is located, designed, orientated and constructed to prevent any adverse impacts</p>	<p>No acceptable outcome is prescribed.</p>

Table 9.3.6.2 – Residential activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
on the development that may be caused by noise, odour, lighting and dust emissions from existing lawful uses, including <i>Industry activities and rural activities</i> .	
Built form, character, design and scale	
PO 3 Development addresses the street, enhances the character of the area, and facilitates casual surveillance of the street.	AO 3.1 Buildings: (a) are oriented to the <i>road frontage</i> ; and (b) facilitate casual surveillance of streets and public spaces from habitable rooms.
PO 4 Buildings are designed to enhance the character of the <i>streetscape</i> and amenity of the surrounding area by achieving a high quality aesthetic standard and <i>built form</i> character.	AO 4.1 Building design incorporates a combination of high quality, attractive, durable and low-maintenance materials.
PO 5 The visual impact of any development does not adversely impact on the character of the area.	AO 5.1 Development displays elements of domestic residential form and character, including architectural detailing and materials.
Environmental management and ecological sustainability	
PO 6 Building design, <i>site layout</i> and <i>landscaping</i> facilitates the construction of energy efficient buildings that respond to local climatic conditions.	AO 6.1 Building designs: (a) maximise solar access to the north in winter; and (b) minimise solar access to the east and west in the summer; and (c) maximise access to any prevailing summer breezes; and (d) minimise exposure to prevailing winter winds.
PO 7 The <i>site layout</i> responds sensitively to on-site and surrounding topography, drainage patterns and vegetation.	AO 7.1 Development ensures: (a) earthworks on site are minimised; and (b) natural drainage lines are retained; and existing vegetation (including street trees) is retained.

Table 9.3.6.2 – Residential activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Open Space	
<p>PO 8 The development incorporates open space that meets the needs of the occupants with respect to leisure and privacy, is convenient and attractive to use and enhances the amenity of the development.</p>	<p>AO 8.1 For development involving more than 10 rooms, communal public open space for residents of the development (in addition to private open space) is provided that:</p> <ul style="list-style-type: none"> (a) has an area of at least 10m² per room; and (b) has a minimum dimension of 6 metres; and (c) has a maximum gradient of 1 in 10; and (d) has access for people with disability; and (e) is located at least 3 metres from <i>dwelling</i>s on <i>adjoining lots</i>, or screened by a 1.8-metre-high solid screen fence along the common boundary.
Steep Slopes or Unstable Soils	
<p>PO 9 Where building work is undertaken on a <i>site</i> that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.</p>	<p>AO 9.1 Where building work is undertaken on a <i>site</i> that:</p> <ul style="list-style-type: none"> (a) is on land subject to a slope greater than 15 per cent; or (b) adjoins land that has a slope greater than 15 per cent; or (c) is subject to unstable land <p>A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that:</p> <ul style="list-style-type: none"> • the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and • the site is not subject to risk of landslide activity originating from other land, including land above the site; and • the development will not increase the risk of landslide on other land; and • specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.

Table 9.3.6.2 – Residential activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Traffic, parking and access	
<p>PO 10 The traffic and parking generated by the proposed development does not:</p> <p>(a) adversely affect the surrounding or future planned road network; or (b) generate traffic in excess of that reasonably expected in the local area; or (c) result in an increased demand for on-street parking.</p>	<p>AO 10.1 A traffic impact assessment report is prepared by a registered professional traffic engineer that:</p> <p>(a) identifies the traffic impacts of the development; and (b) outlines satisfactory mitigation measures required to address these impacts.</p>
Additional requirements for uses other than a caretaker’s accommodation, dual occupancy, dwelling house, or dwelling unit	
Amenity and safety	
<p>PO 11 Pedestrian access to the <i>site</i> and building is safe and easily identifiable.</p>	<p>AO 11.1 Bollard lighting or security lighting is provided along all pedestrian access paths and entry points.</p> <p>AO 11.2 Development has a clearly defined pedestrian entrance that is visible from the street, covered, and lit for nighttime identification and security in accordance with <i>Australian Standard 1158 Set 2010 Lighting for Roads and Public Spaces</i>.</p>
Built form, character, design and scale	
<p>PO 12 Development incorporates graffiti-prevention measures.</p>	<p>AO 12.1 Building and <i>site</i> design incorporates a combination of the following features:</p> <p>(a) shrubbery planted against walls and fences; and (b) designs with absence of natural ladders; and (c) minimal unbroken vertical service area; and (d) graffiti-deterrent surfaces.</p>
Storage and waste management	
<p>PO 13 Storage areas for equipment, goods, and materials and refuse containers are provided which are:</p> <p>(a) screened from the street and any <i>adjoining property</i>; and (b) adequately sized to accommodate the refuse generated on-site; and (c) conveniently accessible to collection and delivery vehicles; and (d) able to be kept clean and dust free at all times.</p>	<p>AO 13.1 Refuse container storage areas are:</p> <p>(a) provided within the <i>site</i>; and (b) not located within any required <i>setbacks</i> from an <i>adjoining land use</i> or road boundary; and (c) not located within a <i>flood hazard area</i>; and (d) screened from view by a minimum 1.8-metre-high solid fence or wall; and (e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and (f) provided with a lockable tap within 5 metres; and</p>

Table 9.3.6.2 – Residential activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
	<p>(g) separated by at least 3m from the common boundary of any <i>adjoining lot</i> containing a <i>sensitive land use</i>, or located in the Low density residential zone or Medium density residential zone; and</p> <p>(h) large enough to accommodate at least one standard commercial refuse bin (if required) that is of a size appropriate to the nature and scale of the use.</p> <p>AO 13.2 Other outdoor storage areas are:</p> <p>(a) not located within any required <i>setback</i> from a zone or road boundary prescribed by this code or the applicable zone code; and</p> <p>(b) in an enclosed area or otherwise screened from view from the street, other public areas and <i>adjoining properties</i>.</p> <p>AO 13.3 Materials stored on-site that are capable of generating air contaminants either by wind or when disturbed, are managed by:</p> <p>(a) being wholly enclosed in a building or storage bins; or</p> <p>(b) suppressed so material cannot become airborne.</p>
Traffic, parking and access	
<p>PO 14 The traffic and parking generated by the proposed development does not:</p> <p>(a) adversely affect the surrounding or future planned road network; and</p> <p>(b) adversely affect the amenity of the surrounding neighbourhood; and</p> <p>(c) create safety conflicts with pedestrians; and</p> <p>(d) result in an increased demand for on-street parking.</p>	<p>AO 14.1 A traffic impact assessment report is prepared by a registered professional traffic engineer that:</p> <p>(a) identifies the traffic impact, including any potential safety conflicts related to the development and on-street car parking demands; and</p> <p>(b) demonstrates the <i>site</i> has safe and convenient vehicular and pedestrian access; and</p> <p>(c) outlines mitigation measures to address the related traffic impacts.</p>

Table 9.3.6.2 – Residential activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<p>PO 15 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.</p>	<p>AO 15.1 Where new or upgraded road access is proposed:</p> <ul style="list-style-type: none"> If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11) <p>Note—State Controlled Roads are considered higher order than non-State Controlled Roads.</p>
Provisions specific to the Rural zone	
<p>PO 16 Development in the Rural zone does not adversely impact on the ongoing operation of nearby <i>rural activities</i>.</p>	<p>No acceptable outcome is prescribed.</p>
<p>PO 17 Development of <i>non-resident work force accommodation</i> in the Rural zone is temporary in nature, close to Mount Isa and does not affect the amenity and function of surrounding land uses.</p>	<p>AO 17.1 <i>Non-resident work force accommodation</i> is for a period not exceeding six months</p> <p>AO 17.2 <i>Non-resident work force accommodation</i> does not exceed 5000 square metres in area.</p> <p>AO 17.3 <i>Non-resident work force accommodation</i> is constructed within 20km of the urban area of Mount Isa</p> <p>Note—EDQ Non-resident worker accommodation PDA Guideline No.3 May 2015 provide guidance for the design of <i>Non-resident work force accommodation</i></p>

Table 9.3.6.3 Residential activities - minimum side and rear boundary setbacks

Width of lot	Side boundary setback	Rear boundary setback
<ul style="list-style-type: none"> • Low density residential • Medium density Residential • Township 		
Not greater than 12.5 metres	0.9 metre	Ground floor: 1.5 metres second storey: 2 metres
Not greater than 12.5 metres, but less than 15.0 metres	1 metre	Ground floor: 1.5 metres second storey: 2 metres
Not greater than 15.0 metres, but less than 20 metres	Ground floor: 1 metre; second storey: 1.5 metres	Ground floor: 1.5 metres second storey: 2 metres
20.0 metres or greater	Ground floor: 1.2 metres; second storey: 2.0 metres	Ground floor: 1.5 metres second storey: 2 metres
Any width	Third storey and above: 2 metres	Third storey and above: 2 metres
Mixed Use Zone		
N/A	3 Metres	6 Metres
Rural Zone		
N/A	100 metres	100 metres
Rural residential zone		
N/A	20 metres	20 metres
Local Centre Zone		
N/A	Refer Table 9.3.1.3 – Local centre zone boundary setbacks	Refer Table 9.3.1.3 – Local centre zone boundary setbacks
Principal centre zone		
N/A	Refer Table 9.3.1.4 – Principal centre zone boundary setbacks	Refer Table 9.3.1.4 – Principal centre zone boundary setbacks
All other zones		
N/A	6 metres	6 metres

Note—the Queensland Development Code setbacks apply for dwelling houses and dual occupancies.

Figure h – Privacy solutions

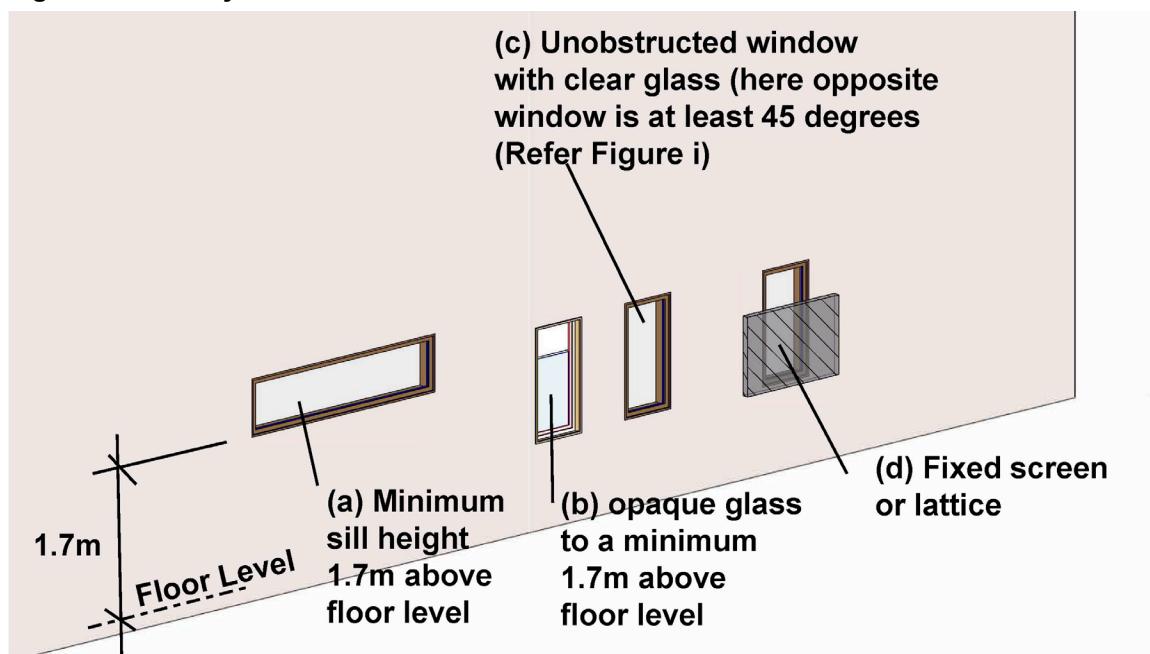


Figure i – Allowable placement of an un-obscured window facing an adjacent dwelling

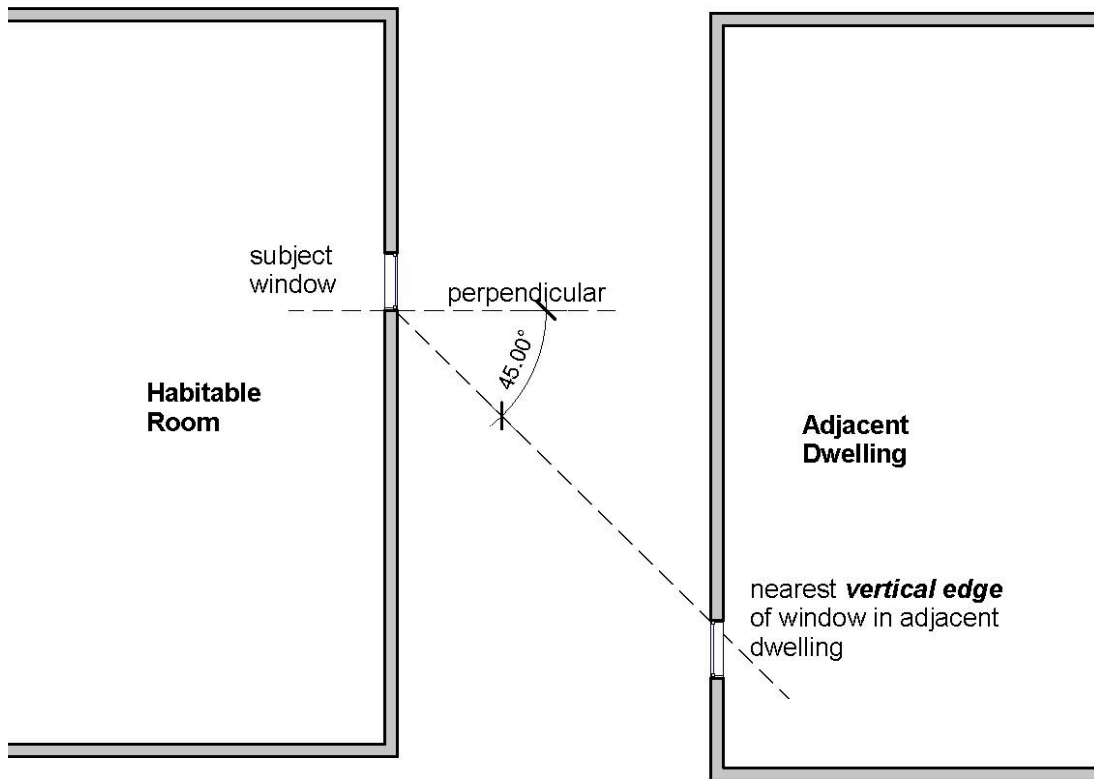


Figure k – Ground level private open space

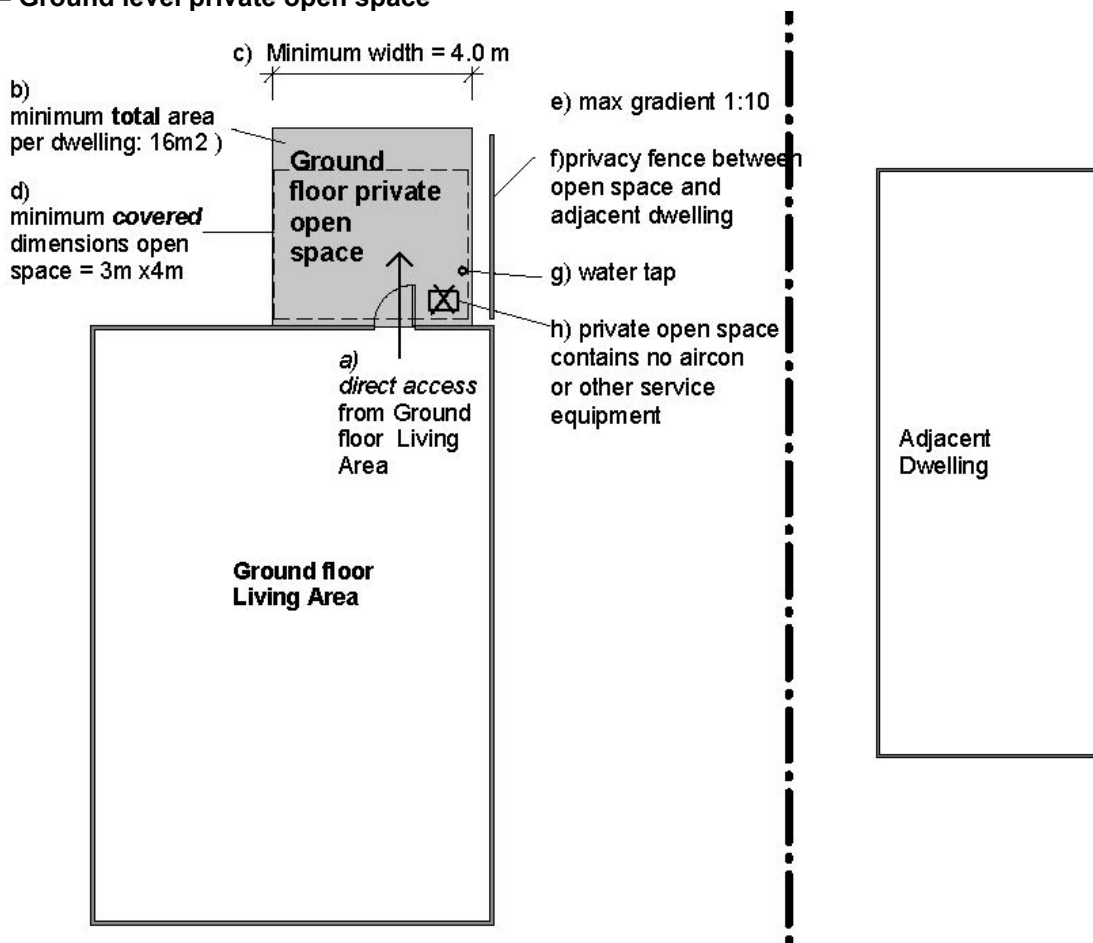


Figure 1 – Above ground level private open space

