

## 6.2.3 General Residential Zone Code

### 6.2.3.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the General residential zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the General residential zone code by the tables of assessment in Part 5 (Tables of assessment).

### 6.2.3.2 Purpose

The purpose of the General residential zone is to:

- (a) provide for predominantly detached dwelling houses supported by community uses and small-scale services and facilities that cater for the needs of local residents;
- (b) encourage higher residential densities where appropriate by providing for multiple dwellings and smaller lot housing nearer the Principal centre (within the Central living precinct);
- (c) ensure that residential development is protected from natural hazards and from development types that would adversely impact existing amenity.
- (d) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment; and
- (e) maximise the use of existing infrastructure and transport networks.

### 6.2.3.3 Overall Outcomes

The overall outcomes sought for the General residential zone code are as follows:

- (a) a range of housing, predominantly detached dwelling houses, on a range of lot sizes;
- (b) development results in an efficient land use pattern that is well connected to other parts of the local government area;
- (c) development is designed to provide safe and walkable neighbourhoods;
- (d) development provides for uses that front the street to provide a sense of residential amenity and character and enhance community safety;
- (e) other small-scale non-residential uses (including home-based business uses) that integrate work and family and complement local residential amenity are facilitated;
- (f) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally-specific impacts;
- (g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (h) transport infrastructure is designed to provide and promote safe walking and cycling;
- (i) development is reflective and responsive to the environmental constraints of the land;

- (j) development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community;
- (k) non-residential uses may be supported where such uses directly support the day-to-day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres;
- (l) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements;
- (m) residential development maintains the safety and integrity of airport operations;
- (n) residential development yields in the defined flood event inundation area subject to Significant, High or Extreme hazard do not exceed one dwelling house per lot as it exists at the commencement date of the planning scheme; and,
- (o) non-resident workforce accommodation is not supported in this zone.
- (p) Uses other than accommodation activities may be supported where lots are contiguous with land not zoned residential, where the use is similar to the adjacent non-residential land use/s.

### 6.2.3.4 Assessment benchmarks

**Table 6.2.3.4.1: Benchmarks for accepted development subject to requirements and assessable development**

<b>GENERAL RESIDENTIAL ZONE CODE</b>	
for all the General residential zone (including the Central living precinct):	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<b>PLANNING</b>	
<b>Use, density and built form</b>	
<p><b>PO 1 Scale</b></p> <p>Uses other than <i>Accommodation activities</i>:</p> <ul style="list-style-type: none"> <li>(a) are of a small-scale and low intensity;</li> <li>(b) directly support the day-to-day needs of the immediate residential community;</li> <li>(c) do not prejudice the operation and viability of other uses or activities in the General Residential Zone or other zones;</li> <li>(d) have all car parking needs met on site;</li> <li>(e) may occur on residential zoned lots contiguous with land that is not zoned residential, where the use is similar to the non-residential land use on the contiguous parcel;</li> <li>(f) include mitigation measures such as acoustic fencing, landscaping and appropriate setbacks in instances where there is a potential for land use conflict between the use and adjoining and nearby accommodation activities; and</li> <li>(g) have access to reticulated sewer, water and stormwater.</li> </ul>	
<p><b>PO 2 Location</b></p> <p>Residential living is conveniently connected to the principal, major or district centres.</p> <p>Uses other than <i>accommodation activities (general residential)</i> are located so as:</p> <ul style="list-style-type: none"> <li>(a) not to prejudice the consolidation of like non-residential uses in other more appropriate areas;</li> <li>(b) to be co-located with other non-residential uses wherever possible;</li> <li>(c) to be accessible for, and provide a service to, the immediate local population; and</li> <li>(d) to be located on the major road network rather than local residential streets.</li> </ul> <p>Note: Non-residential uses are any uses that are not associated with a Dwelling use.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p><b>PO 3 Density and site coverage</b></p> <p>Development provides for an attractive, open and relatively low-density form of urban residential settlement that maintains a high level of residential amenity.</p>	<p><b>AO 3.1</b></p> <p>Site coverage, not including paths, residential outbuildings and carports shall not exceed 60% of the premises.</p>
<p><b>PO 4 Setbacks Building setbacks:</b></p> <ul style="list-style-type: none"> <li>(a) enhance the appearance and character of streets and buildings;</li> <li>(b) are appropriate to the scale of the development and the intended character of the General Residential Zone;</li> <li>(c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site;</li> <li>(d) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and</li> <li>(e) provide adequate separation and buffering between residential and non-residential premises.</li> </ul>	<p><b>For Dwelling house:</b></p> <p><b>AO 4.1</b></p> <p>Boundary setbacks are provided in accordance with the Queensland Development Code MP 1.2.</p> <p><b>For uses other than Dwelling house:</b></p> <p><b>AO 4.2</b></p> <p>Buildings and car parking areas are setback a minimum of 6 m from the primary street frontage, 3 m from any secondary frontage and 3 m from side and rear boundaries.</p> <p><b>For development on a corner allotment:</b></p> <p><b>AO 4.3</b></p> <p>No structure exceeding 2 m in height is to be built within a 9 m by 9 m truncation at the corner of the two road frontages.</p>
<p><b>PO 5 Height</b></p> <p>The height of buildings is compatible with and complementary to the character of the residential environment and does not unduly reduce privacy or access to sunlight on adjoining land.</p>	
<p><b>PO 6 Outbuildings</b></p> <p>Residential amenity is to be maintained and outbuildings are not to be used for ancillary non-residential uses.</p> <p>Residential amenity is not compromised by the storage of domestic goods.</p>	<p><b>AO 6.1</b></p> <p>Boundary setbacks are provided in accordance with the <i>Queensland Development Code MP 1.2</i>.</p> <p><b>AO 6.2</b></p> <p>The size of outbuildings is restricted to structures with a maximum of 4.2 m in height and a maximum of 82 m<sup>2</sup> floor area.</p> <p>Note: The maximum floor area of the outbuilding can be exceeded if it includes an attached carport open on three sides to a maximum of 36 m<sup>2</sup> floor area (118 m<sup>2</sup> total area).</p> <p><b>AO 6.3</b></p> <p>The combined site coverage of all outbuildings, including shipping containers and other forms of permanent private storage structures, is not to exceed 15% of the remaining site area available without buildings already constructed upon it.</p> <p><b>AO 6.4</b></p> <p>The use of shipping containers for permanent private storage is limited to:</p> <ul style="list-style-type: none"> <li>(a) allotments with a minimum area of 800 m<sup>2</sup>; and</li> <li>(b) one shipping container per allotment.</li> </ul>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: Ancillary non-residential uses are any uses that are not ancillary to the activities within a Dwelling.</p>	<p><b>AO 6.5</b></p> <p>The use of shipping containers for permanent private storage is permitted only in circumstances where the shipping container:</p> <ul style="list-style-type: none"> <li>(a) is incidental to the primary use of the site and occurs only on a lot where a principal building exists;</li> <li>(b) is located in the rear yard and is/are screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (ie. lattice);</li> <li>(c) includes a stormwater discharge system in accordance with the <i>Building Code of Australia</i> and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties;</li> <li>(d) is in good repair with no visual rust marks;</li> <li>(e) is not used as fencing or screening;</li> <li>(f) is not used as an advertising device or as a commercial storage facility; and</li> <li>(g) is not used for human habitation.</li> </ul> <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for domestic storage.</p>
<p><b>PO 7 Separation from incompatible land uses</b></p> <p>Adequate separation distances are provided between uses in the General Residential zone (and also uses outside the zone) to ensure:</p> <ul style="list-style-type: none"> <li>(a) the future viability of surrounding uses;</li> <li>(b) infrastructure items are protected from incompatible development;</li> <li>(c) an appropriate standard of amenity and public safety; and</li> <li>(d) conflict arising from incompatible uses is minimised.</li> </ul>	
<p><b>PO 8 Buffers</b></p> <p>Adequate buffers are provided to protect general residential uses from agricultural, transport and industrial activities.</p> <p>Note: A 'general residential use' has a level of assessment other than Impact Assessable in the General Residential zone.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.</p>	
<b>Amenity</b>	
<b>Advertising signage – refer to the Operational works advertising devices code</b>	
<b>Heritage places – in addition, refer to the Heritage overlay code</b>	
where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p><b>PO 9 General amenity</b>  Uses other than <i>Accommodation activities</i> established in the General Residential Zone:  (a) do not impact adversely on the residential amenity of the General Residential Zone; and  (b) do not prejudice the landscape values of the town.</p>	
<p><b>PO 10 Building appearance</b>  Buildings are designed to a high aesthetic standard.  Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p><b>AO 10.1</b>  Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space.  Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.</p>
<p><b>PO 11 Neighbourhood character</b>  The design of development recognises and responds to the surrounding area or neighbourhood.</p>	<p><b>AO 11.1</b>  The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings.  Note: where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Heritage and character policy give guidelines for integrating new development into the existing streetscape and surroundings.</p>
<p><b>PO 12 Footpaths</b>  Footpaths are provided for pedestrian comfort.</p>	<p><b>AO 12.1</b>  Footpaths are provided for the full length of the site frontage where there is a footpath fronting an adjoining property on the same road; and,  <b>AO 12.2</b>  In the Central living precinct, footpaths are provided for the full length of the site frontage.</p>
<p><b>PO 13 Streetscape</b>  Buildings in the General Residential Zone:  (a) address the street frontage;  (b) have a clearly defined front entry or entry path that is visible from the street; and  (c) provide opportunities for informal surveillance of streets and other public spaces from habitable rooms.</p>	
<p><b>PO 14 Cultural heritage</b>  The physical integrity and significance of cultural heritage discovered during development are retained.  Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p><b>AO 14.1</b>  Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<b>Landscaping, privacy and fencing</b>	
<b>Landscaping – refer to the Operational works landscaping code</b>	
<b>PO 15 Landscaping</b> Street trees and landscaping at the site shall: <ul style="list-style-type: none"> <li>(a) contribute positively to the built form and the street;</li> <li>(b) be visually pleasing and create an attractive environment;</li> <li>(c) be located to take account of the direction of the breezes and sun;</li> <li>(d) be located to give privacy and buffering from or for any incompatible uses;</li> <li>(e) be located to avoid interference with electricity lines and other infrastructure; and</li> <li>(f) maintain sight lines at intersections for traffic.</li> </ul>	<p><b>For all uses other than Dwelling house:</b></p> <p><b>AO 15.1</b>  Landscaping is to be provided with a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries shared with an accommodation activity.</p> <p><b>AO 15.2</b>  A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and</p> <p><b>AO 15.3</b>  Shade trees are to be planted on the edges of car parks and are to reach a mature height of at least 3 m within 4 years of planting.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads Road Landscape Manual</p>
<b>PO 16 Privacy and screening</b> Non-accommodation activities provide adequate screening for adjoining residential premises so that the privacy and amenity of residential use is protected.	<p><b>AO 16.1</b>  Windows and openings of buildings and structures housing non-accommodation activities do not overlook the living areas, (including outdoor living areas) of adjoining dwellings.</p>
<b>PO 17 Fencing</b> Where uses other than <i>Accommodation activities</i> adjoin <i>Accommodation activities</i> , fencing provides separation for privacy.	<p><b>For uses other than Accommodation activities:</b></p> <p><b>AO 17.1</b>  Fencing is provided along all boundaries shared with an <i>Accommodation activity</i>.</p> <p><b>AO 17.2</b>  The constructed fence is to consist of a 1.8 m high solid structure.</p>
<b>Avoiding nuisance</b>	
<b>PO 18 Operating hours</b> Uses are operated in a manner that ensures the local amenity is protected.	<p><b>For Community activities:</b></p> <p><b>AO 18.1</b>  Uses are operated between the hours of 7.00 am and 8.00 pm.</p> <p><b>For Business activities:</b></p> <p><b>AO 18.2</b>  Uses are operated between the hours of 7.00 am and 8.00 pm, Monday to Saturday only, and not including public holidays.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p><b><i>For all other non-accommodation activities:</i></b></p> <p><b>AO 18.3</b></p> <p>Uses are operated between the hours of 7:00 am and 6:00 pm Monday to Saturday only and not including public holidays.</p>
<p><b>PO 19 Delivery of goods</b></p> <p>The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p><b>AO 19.1</b></p> <p>Loading and unloading of goods occur:</p> <ul style="list-style-type: none"> <li>• 7:00 am to 6:00 pm Monday to Friday,</li> <li>• 8:00 am to 5:00 pm Saturday</li> </ul> <p><b>AO 19.2</b></p> <p>No loading or unloading occurs on Sundays or Public Holidays.</p> <p><b>AO 19.3</b></p> <p>The use does not generate:</p> <ul style="list-style-type: none"> <li>(a) more than two truck movements per week of trucks with a gross vehicle mass of 10 tonnes or less; and</li> <li>(b) does not generate any truck movements of trucks with a gross vehicle mass of greater than 10 tonnes.</li> </ul>
<p><b>PO 20 Noise emissions</b></p> <p>Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p><b>PO 21 Lighting</b></p> <p>Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p><b>AO 21.1</b></p> <p>All lighting does not exceed 8 lux at 1.5 m beyond any site boundary adjoining sensitive land uses.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p><b>PO 22 Refuse storage</b></p> <p>Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>(a) located in convenient and unobtrusive positions;</li> <li>(b) screened from the street and adjoining uses; and</li> <li>(c) capable of being serviced by a waste collector if required to be emptied on site.</li> </ul>	<p><b>AO 22.1</b></p> <p>Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.</p> <p><b><i>For developments comprising eight or more dwelling units, and uses other than accommodation activities:</i></b></p> <p><b>AO 22.2</b></p> <p>Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i>, to enable waste collection.</p>
<b>ENGINEERING</b>	
<b><i>Earthworks – refer to the Operational works excavation or filling code</i></b>	
<b><i>Infrastructure – refer to the Operational works infrastructure code</i></b>	



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<b>Erosion Control</b>	
<b>PO 23 Construction activities</b> Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	<b>AO 23.1</b> During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<b>Provision of services</b>	
<b>PO 24 Electricity supply</b> Premises are provided with a supply of electricity adequate for the activity.	<b>AO 24.1</b> Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or  <b>AO 24.2</b> Renewable energy systems contribute to the supply and use of electricity to and from the grid.
<b>PO 25 Gas supply</b> Where a reticulated gas supply is available: (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	<b>AO 25.1</b> Where available, premises are connected to Council's reticulated gas system.
<b>PO 26 Water supply</b> To ensure the provision of a potable and fire-fighting water supply: (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes.	<b>AO 26.1</b> Premises are connected to Council's reticulated water system.  <b>AO 26.2</b> No buildings are constructed over water supply infrastructure including trunk mains and manholes.  <b>AO 26.3</b> A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p><b>PO 27 Effluent disposal</b></p> <p>To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> <li>(a) all premises provide for the effective treatment and disposal of effluent and other waste water; and</li> <li>(b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.</li> </ul>	<p><b>AO 27.1</b></p> <p>Premises are connected to Council's reticulated sewerage system; or</p> <p><b>AO 27.2</b></p> <p>Premises located within the General residential zone of Yuleba and Wallumbilla are connected to an on-site effluent disposal system in accordance with <i>AS/NZS 1547:2012</i>.</p> <p><b>AO 27.3</b></p> <p>No buildings are constructed over sewerage infrastructure including trunk mains and manholes; and</p> <p><b>AO 27.4</b></p> <p>A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<b>Stormwater and drainage</b>	
<p><b>PO 28 Stormwater and inter-allotment drainage</b></p> <p>Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> <li>(a) protect the stability of buildings and the use of adjacent land;</li> <li>(b) prevent water-logging of nearby land;</li> <li>(c) protect and maintain environmental values; and</li> <li>(d) maintain access to reticulated infrastructure for maintenance and replacement purposes</li> </ul>	<p><b>AO 28.1</b></p> <p>Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>, and</p> <p>Note: Refer to <i>Queensland Development Code (QDC)</i> MP1.4 – Building over or near relevant infrastructure.</p>
<b>Roads and rail</b>	
<p><b>Infrastructure – refer to the Infrastructure overlay code</b></p> <p>for development in the proximity of, or potentially affecting State infrastructure.</p>	
<p><b>PO 29 Protection of State-controlled roads</b></p> <p>Development adjacent to State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p><b>AO 29.1</b></p> <p>Lots with primary access to a State-controlled road have a single access only. Vehicles must always enter and exit the site in a forward direction.</p> <p><b>AO 29.2</b></p> <p>Where access is available to a road other than a State-controlled road from the lot, access shall be from the local road.</p>
<p><b>PO 30 Roads</b></p> <p>A sealed road is provided between the premises and the existing sealed road network.</p>	<p><b>AO 30.1</b></p> <p>Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p><b>AO 30.2</b></p> <p>Premises have approved access to the existing road network.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<b><i>Access, parking and manoeuvring</i></b>	
<b>PO 31 Vehicle access</b> Vehicle access is provided to a standard appropriate for the use.	<b>AO 31.1</b> Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .  <b>AO 31.2</b> Where existing, kerb and channelling 5 m either side of new crossovers is to be renewed and/or reinstated to match the existing infrastructure profile.  <b>AO 31.3</b> Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .  Note: An 'all-weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.
<b>PO 32 Parking and manoeuvring</b> Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.	<b>AO 32.1</b> Where the existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the General Residential Zone, there are nil car parking number requirements for that existing portion of floor area.  <b>AO 32.2</b> All uses provide vehicle parking in accordance with Schedule 7, Parking standards.  <b>AO 32.3</b> All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.  <b><i>For all uses other than Dwelling House:</i></b> <b>AO 32.4</b> The number of on-site car parking spaces required to be provided in conjunction with any non-accommodation activity use in accordance with Schedule 7 Parking standards, does not exceed ten; and  <b>AO 32.5</b> All car parking, access and manoeuvring areas are to be sealed with an impervious surface; and  <b>AO 32.6</b> All vehicles drive forward when entering and exiting the site.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<b>ENVIRONMENTAL</b>	
<b>Biodiversity – in addition, refer to the Biodiversity areas overlay code</b> where mapped in the SPP mapping as MSEs.	
<b>PO 33 Air emissions</b> Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.
<b>PO 34 Energy use</b> Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	<b>AO 34.1</b> Passive solar design principles are adopted in buildings to maximise energy efficiency.  <b>AO 34.2</b> Building design and orientation provide opportunities for the incorporation of alternative energy technologies.
<b>PO 35 Water quality</b> The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining land owners.	
<b>SAFETY AND RESILIENCE TO HAZARDS</b>	
<b>Airport environs – refer to the Airport and aviation facilities overlay code</b> where areas are mapped in the SPP mapping as within an area of interest of an airport.	
<b>Flooding – refer to the Flood hazard overlay code</b> where areas are mapped as within a defined flood area.	
<b>ACCOMMODATION ACTIVITIES - additional requirements</b> Note: Accommodation activities (Dual occupancy, Dwelling house, Community residence, Home-based business, Residential care facility, Retirement facility) are code assessable or accepted development subject to requirements in the General residential zone.	
<b>Accommodation activities – see also the Accommodation activities code</b>	
<b>Home-based business – see also the Home-based business code</b>	
<b>BUSINESS ACTIVITIES - additional requirements</b> Note: Business activities (Office, Sales office, Shop) are code assessable or accepted development subject to requirements in the General residential zone.	
<b>CENTRE ACTIVITIES - additional requirements</b> Note: Centre activities (Residential care facility, Retirement facility) are impact assessable in the General residential zone.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<b>COMMUNITY ACTIVITIES - additional requirements</b>	
Note: Community activities (Community care centre, Community use) are code assessable in the General residential zone.	
<b>ENTERTAINMENT ACTIVITIES - additional requirements</b>	
Note: All entertainment activities are impact assessable in the General residential zone.	
<b>INDUSTRY ACTIVITIES - additional requirements</b>	
Note: All industry activities are impact assessable in the General residential zone.	
<b>RECREATION ACTIVITIES - additional requirements</b>	
Note: Recreation activities (park) are accepted development in the General residential zone.	
<b>RURAL ACTIVITIES - additional requirements</b>	
Note: All rural activities are impact assessable in the General residential zone.	
<b>OTHER ACTIVITIES - additional requirements</b>	
Note: Other activities (Roads, Telecommunication facility, Utility installation) are either code assessable, accepted development subject to requirements or accepted development in the General Residential Zone.	
<b>PO 36 Telecommunications facility - location</b> <i>Telecommunications facilities</i> must be located where there is convenient access.	
<b>PO 37 Telecommunications facility - visual impact</b> <i>Telecommunication facilities</i> are visually integrated with the landscape or townscape to not be visually dominant or unduly visually obtrusive.	
<b>PO 38 Utility installation</b> Local <i>Utility installations</i> are positioned unobtrusively and do not have an undue adverse impact on their surroundings.	<b>AO 38.1</b> <i>Utility installations</i> have a maximum total use area of 100 m <sup>2</sup> .