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Part 9 Development codes

9.1 Preliminary

(1) Development codes are codes for assessment where identified as an applicable code in **Part 5 (Tables of assessment)**.

~~(2) Statewide codes are included in all Queensland planning schemes.~~

~~(3)~~(2) Use codes and other development codes are specific to each planning scheme area.

~~(4) The following are the Statewide codes for the planning scheme:-~~

~~(a) Community residence code;~~

~~(b) Forestry for wood production code; and~~

~~(c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.~~

~~(5)~~(3) The following are the use codes for the planning scheme:-

(a) Business uses and centre design code;

(b) Caretaker's accommodation code;

(c) Child care centre code;

(d) Community activities code;

(e) Dual occupancy code;

(f) Dwelling house code;

(g) Extractive industry code;

(h) Home based business code;

(i) Industry uses code;

(j) Market code;

(k) Multi-unit residential uses code;

(l) Nature and rural based tourism code;

(m) Relocatable home park and tourist park code;

(n) Residential care facility and retirement facility code;

(o) Rural industries code;

(p) Rural uses code;

(q) Sales office code;

(r) Service station code;

(s) Sport and recreation uses code;

(t) Telecommunications facility code; and

(u) Utility code.

~~(6)~~(4) The following are the other development codes for the planning scheme:-

(a) Advertising devices code;

(b) Landscape code;

(c) Nuisance code;

(d) Reconfiguring a lot code;

(e) Safety and security code;

(f) Stormwater management code;

(g) Sustainable design code;

(h) Transport and parking code;

(i) Vegetation management code;

(j) Waste management code; and

(k) Works, services and infrastructure code.

9.2 Statewide codes

Section not used.

Editor's note—the Regulation prescribes requirements for accepted development and assessment benchmarks for assessable development for certain types of development.

~~9.2.1 Community residence code~~

~~9.2.1.1 Purpose~~

~~The purpose of the Community residence code is for assessing a material change of use for a *community residence*.~~

~~9.2.1.2 Assessment criteria~~

~~Table 9.2.1.2.1 Community residence for self assessable development only~~

~~Acceptable Outcomes (AO)~~	
~~AO1~~	~~The maximum number of residents is seven.~~
~~AO2~~	~~One support worker is permitted to reside on the premises at any time.~~
~~AO3~~	~~The maximum number of support workers attending any daytime activity shall not exceed 7 people over a 24 hour period.~~
~~AO4~~	~~Resident and visitor parking is provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.~~

~~9.2.2 Forestry for wood production code~~

~~9.2.2.1 Application~~

~~This code applies to assessing a material change of use for development involving *cropping* where forestry for wood production within the Rural zone.~~

~~9.2.2.2 Purpose and overall outcomes~~

~~(1) The purpose of the code is to ensure forestry for wood production is assessed with equal regard to other forms of *cropping*, to guarantee long term harvest and minimise impacts.~~

~~(2) The purpose of the code will be achieved through the following overall outcomes:~~

~~(a) the use is appropriately located and setback from areas of environmental interest and existing *infrastructure*;~~
~~(b) the impacts on adjoining land uses are minimised;~~
~~(c) the risk of fire is minimised; and~~
~~(d) expected harvest cycles, volumes, timescales and haulage routes, plus proposed wildfire management and location of supportive *infrastructure* are known by the local government, where assessable development.~~

~~9.2.2.3 Assessment criteria~~

~~Table 9.2.2.3.1 Criteria for self assessable and assessable development~~

~~Performance Outcomes~~	~~Acceptable Outcomes~~
~~*For Self-assessable and Assessable Development*~~	
~~*Setbacks*~~	
~~PO1~~ ~~The establishment of the forest for wood production is located to minimise impacts (such as shading and falling trees) on *infrastructure* and areas of environmental interest.~~	~~AO1.1~~ ~~The establishment of the forest for wood production is setback from existing *infrastructure* and areas of environmental interest in accordance with **Table 9.2.2.3.2 (Forestry for~~

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Performance Outcomes	Acceptable Outcomes
	wood production setback distances).
	AO1.2 No cultivation and planting for wood production is to occur in the setback areas identified in **Table 9.2.2.3.2**. Road and track establishment and maintenance can occur.
	AO1.3 Self-propagated seedlings (wildlings) generated from the forest for wood production are eradicated from the setback areas identified in **Table 9.2.2.3.2**.
Impacts on Soil Structure, Fertility and Stability	
PO2 The impacts of the forest for wood production on soil structure, fertility and stability are minimised through appropriate management of the *site*.	**AO2.1** The establishment and maintenance (including associated tracks and roads) of the forest for wood production utilises one or more of the following methods:- (a) mechanical strip cultivation on the contour, spot cultivation or manual cultivation is used for establishment on slopes greater than 10 per cent and less than 25 per cent; (b) either spot cultivation or manual cultivation is used for establishment on slopes equal to or greater than 25 per cent; and (c) tracks and roads are established away from natural drainage features and areas that are subject to erosion and landslips.
	AO2.2 Any part of a track or road established and maintained as part of the forest for wood production is appropriately drained and adopts the following measures:- (a) establish and maintain a stable surface; (b) drain the track or road with cross-fall drainage (preferably with a *slope* greater than 4 per cent) or by shaping the track or road to a crown so that water drains to both of its sides; and (c) establish and maintain drainage structures to convey water away from the track or road formation (for example, cross-drains, mitre drains, turnouts and diversion drains or relief culverts).
	AO2.3 Drainage water from tracks and roads established and maintained as part of the forest for wood production is directed away from exposed soils, unstable areas, and towards undisturbed ground and areas with stable surfaces.
Fire Risk	
PO3 The risk of fire to *adjoining premises* and *infrastructure* is minimised through the provision of firebreaks and fire tracks and roads.	**AO3.1** Firebreaks are established and maintained:- (a) between the forest for wood production, *adjoining premises* and existing *infrastructure*; (b) at a minimum width from the base of the outside trees in accordance with **Table 9.2.2.3.3 (Forestry for wood production**

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Performance Outcomes	Acceptable Outcomes
	firebreak distances); (c) that are free of flammable material that is greater than 1 metre high; and (d) to be accessible and trafficable for fire suppression vehicles.
	AO3.2 Fire access tracks and roads are established and maintained:- (a) to a minimum width of 4 metres; (b) that are accessible; and (c) that ensure no part of a plantation is more than 250 metres from a fire access track or road.
For Assessable Development	
Cropping Harvest, Haulage and Wildfire Management	
PO4 Local government are informed of the expected cropping harvest cycles, volumes, timescales and haulage routes, plus propose wildfire management and location of supportive *infrastructure*.	**AO4** When the forest for wood production area is greater than 10 hectares a management report is attached to the development application that contains the following information:- (a) expected harvest cycles and estimated harvest timescale; (b) an estimated haulage route plan identifying likely local roads for transporting the harvest to the primary destination/s; and (c) proposed methods and supporting *infrastructure* location for managing wild fire (including an area map of the property location, adjacent roads and tracks, property entrances, location of fire access tracks and turnarounds on the property and location of water points in the area).

Table 9.2.2.3.2 Forestry for wood production setback distances

Aspect	Distance (measured from base of the tree)
Areas of Environmental Interest	
Top of a defining bank of streams (gully, creek or river) that are represented on the 1:100 000 topographic map series in accordance with the stream order classification system	Stream order 1 to 2: 5 metres; or Stream order 3 to 5: 10 metres; or Stream order 6: 20 metres.
State-owned protected areas and forest reserves under the *Nature Conservation Act 1992*	10 metres
Protected vegetation under the *Vegetation Management Act 1999*	10 metres
Infrastructure	
Dwellings	100 metres or such distance that ensures the *dwelling* is consistent with the requirements of AS3959-2009 and the Building Code of Australia
Machinery sheds	25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater
Transmission lines and above ground pipelines (excluding *infrastructure* servicing only the farm) not subject to an easement	25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater

Table 9.2.2.3.3 Forestry for wood production firebreak distances

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Firebreaks	
Forestry for wood production activities less than 40 hectares	7 metres
Forestry for wood production of 40 hectares to 100 hectares	10 metres
Forestry for wood production greater than 100 hectares	20 metres, or a 10 metre break that is free of flammable material that is greater than 1 metre high followed by a 10 metre fuel reduction area where forestry for wood production trees are pruned up to a minimum height of 5 metres, commencing once trees are greater than 10 metres in height.

9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

9.2.3.1 Purpose

(1) The purpose of the Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed under **Table 5.4.2 (Prescribed levels of assessment: reconfiguring a lot)** in **Part 5 (Tables of assessment)**.

Note—development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued.

Note—if compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government as outlined in Schedule 18 of the Regulation.

9.2.3.2 Assessment criteria

Table 9.2.3.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment

Compliance Outcomes	
Lot Design	
CO1	Each lot complies with the minimum *frontage* requirements specified in Column 4 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** as applicable to the zone in which the subject *site* is located.
CO2	Each lot complies with the minimum building envelope requirements specified in Column 3 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** as applicable to the zone in which the subject *site* is located.
CO3.1	On land in the industrial zone, no *rear lots* are created.
CO3.2	On land in a *residential zone*, any *rear lot* complies with the following: (a) the number of adjoining *rear lots* does not exceed three; (b) only one *rear lot* is provided behind each standard lot; (c) no more than two *rear lot* access strips directly adjoin each other; and (d) no more than two *rear lots* gain *access* from the head of a cul-de-sac.
CO4	The reconfiguration ensures that any existing building or structure is *setback* to any new property boundary in accordance with the *setback* requirements for the existing use as specified in the applicable use code and any applicable local plan code.
CO5	The reconfiguration ensures that any proposed building or structure can comply with boundary *setback* requirements for the proposed future use of the land as specified in the applicable use code and any applicable local plan code.
CO6.1	The reconfiguration ensures that any proposed building or structure avoids easements, such as easements for trunk sewer lines.
CO6.2	No new lots are created where a proposed building or structure cannot be constructed due to existing or planned underground or aboveground *infrastructure*.

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Compliance Outcomes	
CO7	No new lots are created on land subject to flooding up to and including the declared level determined by Council.
CO8	If the land is located in a Designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than low risk.
CO9	No new lots are created where the existing *slope* of the land is 15 per cent or greater.
Infrastructure	
CO10	For premises located in a reticulated water area, each lot is connected to the reticulated water supply *infrastructure* network. **OR** For premises located outside a reticulated water area, each lot is provided with an alternative potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity of 45,000 litres.
CO11	For premises located in a sewered area[1], each lot is connected to the reticulated sewer *infrastructure* network. **OR** For premises located outside a sewered area, each lot provides for an effluent treatment and disposal system in accordance with the requirements of *Plumbing and Drainage Act 2002*.
CO12	Each lot is connected to an electricity supply *infrastructure* network.
CO13	Each lot is connected to a telecommunications infrastructure network.
CO14	*Infrastructure* (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed in accordance with the standards specified in the **Planning scheme policy for development works**.
Access	
CO15	Each lot has lawful, safe and practical *access* to the existing road network via:- (a) direct road *frontage*; or (b) an access strip (for a *rear lot*); or (c) an access easement.
CO16	Where *access* to a lot is proposed via an access strip or easement, the access strip or easement:- (a) has a minimum width that complies with the requirements specified in Columns 2, 3 and 4 of **Table 9.4.4.3.4 (Access strip requirements for rear lots)**; and (b) is designed and constructed in accordance with the standards specified in the **Planning Scheme policy for development works**.
CO17	The maximum length of an access strip or easement does not exceed 40 metres.
CO18	The gradient of an access strip or easement does not exceed 15%.
CO19	A driveway crossover to each lot is designed and constructed in accordance with the standards specified in the **Planning scheme policy for development works**.
Stormwater	
CO20	Onsite erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the standards specified in the **Planning scheme policy for development works**.
CO21	*Filling or excavation* on the premises does not exceed a maximum of one metre vertical change in *natural ground level* at any point.
CO22	*Filling or excavation* does not cause ponding on the premises or adjoining land.

[1] Editor's note—sewered area is defined in the *Plumbing and Drainage Act 2002* and means a service area for a sewerage service under the *Water Supply (Safety and Reliability) Act 2008*.

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9.3 Use codes

9.3.1 Business uses and centre design code

9.3.1.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Business uses and centre design code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.1.2 Purpose and overall outcomes

(1) The purpose of the Business uses and centre design code is to ensure business uses and other centre activities:-

(a) are developed in a manner consistent with the Sunshine Coast Activity Centre Network; and

(b) are of a high quality design which reflects good centre design principles and appropriately responds to local character, environment and amenity considerations.

(2) The purpose of the Business uses and centre design code will be achieved through the following overall outcomes:-

(a) a business use or centre activity is consistent with the Sunshine Coast Activity Centre Network;

(b) a business use or centre activity incorporates building and landscape design that responds to the region's sub-tropical climate as well as the character of the particular local area;

(c) a business use or centre activity provides for the establishment of safe, comfortable and vital pedestrian environments;

(d) a business use or centre activity is integrated into its surrounds and reflects high quality town centre, *streetscape* and landscape design principles; and

(e) a business use or centre activity avoids or, where avoidance is not practicable, minimises adverse impacts upon the amenity, privacy and environmental quality of nearby residential uses, recognising that activity centres are mixed use environments where some impacts may occur.; and

(e)(f) a business use or centre activity which is an *adult store* is not located in an *adult store sensitive use area*.

9.3.1.3 Assessment criteriaPerformance outcomes and acceptable outcomes

Table 9.3.1.3.1 Criteria Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Activity Centre Role and Function			
PO1	The business use or centre activity is of a type, scale and intensity that is consistent with the Sunshine Coast Aactivity Ccentre Nnetwork.	**AO1**	No acceptable outcome provided.
Relationships of Buildings to Streets and Public Spaces			
PO2	The business use or centre activity is in a building that:- (a) clearly defines, frames or encloses the street and other useable public and semi-public open space; and	**AO2.1**	Except where otherwise specified in a structure plan or local plan code, a building fronting a main street, or on a *site* identified as having a *primary active street frontage* or *secondary active street*

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Performance Outcomes		Acceptable Outcomes	
	(b) provides an attractive and direct street front address.		*frontage*, is built to the street *frontage* for all or most of its length, so as to create a continuous or mostly continuous edge.
		AO2.2	Except where otherwise specified in a structure plan or local plan code, a building located other than as specified in Acceptable Outcome AO2.1 (above) is set back at least 6 metres of the street *frontage* and has its main entrances fronting the street.
PO3	Car parking areas, service areas and driveways are located so as not to dominate the *streetscape*.	**AO3**	The development provides for:- (a) shared driveways; (b) rear access lanes; and (c) parking and service areas situated at the rear of the *site* or in a *basement* below ground level away from active street frontages.
PO4	The business use or centre activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	**AO4.1**	Except where otherwise specified in a structure plan or local plan code, a building fronting a main street, or on a site identified as having a *primary active street frontage* or *secondary active street frontage*, provides adequate and appropriate shelter in the form of a minimum 2.7 metre wide awning, colonnade, verandah or the like along the full length of the active street *frontage*.
		AO4.2	Where a building exceeds 2 storeys in height, the building is designed so as to avoid the creation of adverse micro-climatic impacts on any nearby public space by way of overshadowing, wind tunnelling or reflective glare.
		AO4.3	Building materials and hard surfaces used in landscape or streetscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions.
		AO4.4	Any outdoor public or semi-public open space has a minimum of 50% of its area covered or shaded.
PO5	The business use or centre activity is in a building which is designed to create vibrant and active streets and public spaces.	**AO5.1**	Development provides for a minimum of 65% of the building frontage to a public street, or other public or semi-public space, to present with clear or relatively clear windows and glazed doors.
		AO5.2	The ground level of any building fronting a main street, other street identified as having a *primary active street frontage* or *secondary active street frontage*, or another public or semi-public space, incorporates activities that are likely to foster casual, social and business interaction for extended periods, such as *shops*, restaurants and the like.
		AO5.3	Development minimises vehicular *access* across active street *frontages*.
Building Massing and Composition			
PO6	The business use or centre activity is in	**AO6.1**	Except where otherwise specified in a

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Performance Outcomes		Acceptable Outcomes	
	a building that enhances the character and amenity of streets and neighbouring premises via a built form that:- (a) creates a built form in which buildings are closely related to streets, public spaces and pedestrian routes; (b) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building; (c) provides a slender building profile above podium level; (d) ensures access to attractive views and prevailing cooling breezes; and (e) avoids excessively large building floor plates and building facades.		structure plan or local plan code, the *site cover* of a building does not exceed:- (a) 70% for that part of a building up to 2 *storeys* in height; and (b) 50% for that part of a building exceeding 2 *storeys* in height.
		AO6.2	Except where otherwise specified in a structure plan or local plan code, buildings are set back from street *frontages*:- (a) in accordance with Acceptable Outcome AO2.1 and AO2.2 (as applicable) for that part of a building up to 2 *storeys* in height; and (b) at least 6 metres for that part of a building exceeding 2 *storeys* in height.
		AO6.3	If *adjoining premises* not used for a residential activity or not otherwise included in a *residential zone*, buildings are set back from other *site* boundaries as follows:- (a) for that part of a building up to 2 *storeys* in height:- (i) 0m if adjoining an existing blank wall or vacant land on an adjoining *site*; and (ii) at least 3 metres if adjoining an existing wall with openings on an adjoining *site*; and (b) at least 6 metres for that part of a building exceeding 2 *storeys* in height. **OR** If *adjoining premises* used for a residential activity or otherwise included in a *residential zone*, buildings are set back from other *site* boundaries as follows:- (a) at least 3 metres for that part of a building up to 2 *storeys* in height; and (b) at least 6 metres for that part of a building exceeding 2 *storeys* in height.
		AO6.4	All *storeys* of a building above the third *storey* have a plan area that does not exceed 1,000m², with no horizontal facade more than 45 metres in length.
Building Features and Articulation			
PO7	The business use or centre activity is in a building which:- (a) provides visual interest through form and facade design; (b) provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces; (c) takes advantage of local climatic conditions in ways that reduce demand on non-renewable energy sources for cooling and heating;	**AO7.1**	The building has articulated and textured facades that incorporate some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows:- (a) wide colonnades, verandahs, awnings, balconies and eaves; (b) recesses, screens and shutters; and (c) windows that are protected from excessive direct sunlight during

Performance Outcomes		Acceptable Outcomes	
	and (d) responds to the character and amenity of neighbouring premises.		warmer months.
		AO7.2	To assist in creating or maintaining a coherent *streetscape*, the building is articulated and finished in ways that respond to attractive and notable elements of adjacent buildings, such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.
		AO7.3	The building incorporates vertical and horizontal articulation such that no blank wall is longer than 15 metres.
PO8	Where the business use or centre activity involves the development of a tall building, the building is designed to display the functional differences between the ground level and the above ground level spaces.	**AO8**	A building having a height of more than 2 *storeys* incorporates variations in materials, colours, textures or other built form elements that help to differentiate between the podium and other building levels.
PO9	The business use or centre activity is in a building which has a top level and roof form that is shaped to:- (a) provide an articulated and visually attractive skyline silhouette; and (b) screen mechanical plants from view.	**AO9**	No acceptable outcome provided.
On-site Landscapes			
PO10	The business use or centre activity provides for the premises to be attractively landscaped in a manner that is consistent with the function, location and setting of the premises.	**AO10.1** **AO10.2**	A minimum of 10% of the *site* is comprised of deep planted landscapes. Landscapes are provided on-site in accordance with the following:- (a) shade trees, low planting and hard landscapes are provided along street *frontages* not occupied by buildings or driveways; (b) shade trees are provided in car parks; (c) a landscape strip is provided between the business use and any adjacent residential use which:- (i) has a minimum width of 2 metres; (ii) is planted with a variety of screening trees and shrubs; and (iii) incorporates a minimum 1.8 metre high solid screen fence where acoustic attenuation is required; and (d) planting is provided on top of podium levels and on the roof or roof level of car parking structures.
Landscape of Long Term Vacant Sites			
PO11	Where the business use or centre activity is to be developed incrementally, or redevelopment of a *site* in a centre is delayed following the completion of demolition works, appropriate landscape works and other site treatments are undertaken to ensure that the *site* makes a positive contribution to the amenity of the centre.	**AO11**	Where a business use is staged and some or all of the land subject to a development is to remain vacant, or where redevelopment following demolition is delayed for more than 3 months, the following works are carried out:- (a) the *site* is cleared of all rubble, debris and demolition materials; (b) the *site* is graded (to the same level as the adjoining footpath wherever practicable) and turfed;

Performance Outcomes		Acceptable Outcomes	
			(c) the *site* is fenced and landscaped with perimeter planting consisting of advanced specimens of fast growing species; (d) drainage is provided to prevent ponding; (e) the *site* is maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths; (f) the *site* is maintained to ensure no nuisance to adjacent premises, roads or footpaths; and (g) public access is provided where public safety can be maintained.
Undergrounding of Electricity			
PO12	The business use or centre activity provides for electricity *infrastructure* to the *site* in a way that minimises its visual impact on the centre *streetscape*.	**AO12**	Where development involves the construction of a new building, electricity is located underground for the full *frontage* of the *site*.
Environmental Management and Amenity of Residential Premises			
PO13	The business use or centre activity does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby residential premises.	**AO13.1**	Undesirable visual, noise and odour impacts on public spaces and residential uses are avoided or minimised by:- (a) where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site's context and setting; (b) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and (c) locating site service facilities and areas such that they are not adjacent to the *frontage* of a street or public space.
		AO13.2	Glare conditions or excessive 'light spill' on to adjacent sites and public spaces are avoided or minimised through measures such as:- (a) careful selection and location of light fixtures; (b) use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (c) alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation.
PO14	The business use or centre activity maintains the privacy of residential premises such that the use of indoor and outdoor living areas by residents is not unreasonably diminished.	**AO14**	Where the development is adjacent to a residential use, the reasonable privacy and amenity of such accommodation is maintained by:- (a) siting and orienting buildings to minimise the likelihood of overlooking; (b) having windows and outdoor areas, (including balconies and terraces) located and designed so that they do not look into residential accommodation; and

Performance Outcomes		Acceptable Outcomes	
			(c) incorporating screening over building openings.
PO15	Where the business use or centre activity is in a *mixed use building*, the development provides residents of the building with reasonable privacy and security.	**AO15.1**	Entry areas for the residents of, and visitors to, residential accommodation are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas.
		AO15.2	Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users.
		AO15.3	Security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents of, and visitors to, residential accommodation.
PO16	Where the business use or centre activity requires the use of acoustic attenuation measures to avoid or minimise adverse impacts on nearby residential premises, such measures are designed and constructed so as to be compatible with the local *streetscape*, and discourage crime and anti-social behaviour.	**AO16**	No acceptable outcome provided.
Requirements for a Corner Store in a Residential Area			
PO17	Where the business use involves the establishment of a *corner store* in a residential area, the *corner store*:- (a) is appropriately located in the residential area taking account of the size and configuration of the neighbourhood and the location of other existing or approved *corner stores*; and (b) is compatible with the scale and intensity of development in the neighbourhood.	**AO17.1**	The *corner store* is located on a *site* that:- (a) has *access* and *frontage* to a collector street or higher order road; or (b) is adjacent to a community activity or an existing non-residential use.
		AO17.2	The *corner store* is located on a *site* that is more than 400 metres radial distance from:- (a) any existing *shop*; (b) any *site* with a current approval for a *shop*; or (c) any land included in a *centre zone*.
		AO17.3	The *site cover* of the building in which the *corner store* is accommodated does not exceed 50%.
Requirements for an adult store in an adult store sensitive area			
PO18	An *adult store* is not located in an *adult store sensitive use area.*	**AO18.1**	No acceptable outcome provided.

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9.3.2 Caretaker's accommodation code

9.3.2.1 Application

(1) This code applies to ~~self assessable~~ accepted development and assessable development identified as requiring assessment against the Caretaker's accommodation code by the tables of assessment in Part 5 (Tables of assessment).

(2) The acceptable outcomes in Table 9.3.2.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) are requirements for applicable accepted development.

~~(1)~~(3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.2.2 Purpose and overall outcomes

(1) The purpose of the Caretaker's accommodation code is to provide for the development of bona fide *caretaker's accommodation* uses which provide acceptable levels of amenity for occupants.

(2) The purpose of the Caretaker's accommodation code will be achieved through the following overall outcomes:-

(a) *caretaker's accommodation* is used for genuine caretaking or property management purposes;

(b) *caretaker's accommodation* remains *ancillary* to non-residential premises on the same *site*;

(c) an acceptable level of residential amenity is provided for occupants of *caretaker's accommodation*; and

(d) *caretaker's accommodation* does not adversely impact on the amenity of the local area.

9.3.2.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.2.3.1 ~~Criteria~~ Requirements for ~~self assessable~~accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Bona Fide Use			
PO1	The *caretaker's accommodation* is used for bona fide caretaking or property management purposes.	**AO1**	The *caretaker's accommodation* is occupied by a person or persons having responsibility for the security, maintenance or management of non-residential activities conducted on the same *site* and, if applicable, that person's immediate family.
PO2	The *caretaker's accommodation* is *ancillary* to the non-residential premises on the same *site*.	**AO2.1**	Only one *caretaker's accommodation* is established on the *site*.
		AO2.2	The *caretaker's accommodation* has a *gross floor area* not exceeding 200m².
		AO2.3	The *caretaker's accommodation* does not have a separate land title from the balance of the *site*.
		AO2.4	The *caretaker's accommodation* is the only residential use established on the site.
Protection of Residential Amenity			
PO3	The design of the *caretaker's*	**AO3.1**	Bedrooms and living rooms of the

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Performance Outcomes		Acceptable Outcomes	
	accommodation achieves an acceptable level of residential amenity for residents of the *caretaker's accommodation* and any other nearby residential premises.		*caretaker's accommodation* do not adjoin, and face away from, noise generating activities conducted on the *site* or adjoining *sites*.
		AO3.2	The *caretaker's accommodation* is *setback* at least 3 metres from any waste servicing area.
PO4	The *caretaker's accommodation* is provided with *private open space* that is useable, adequately screened from the primary activities on the *site*, and directly accessible from the *caretaker's accommodation*.	**AO4.1**	The *caretaker's accommodation* contains an area of *private open space* which is directly accessible from a habitable room, and:- (a) if at ground level, has an area of not less than 50m², with no horizontal dimension of less than 4 metres; or (b) if a balcony, verandah or deck, has an area of not less than 15m², with no horizontal dimension of less than 2.5 metres.
		AO4.2	*Private open space* is sited and orientated so that other buildings on the *site* do not directly overlook the *private open space*. **OR** Where direct view is available into the *private open space* from another building, the *private open space* is screened by:- (a) a minimum 1.8 metre high solid screen fence for *private open space* provided at ground level; or (b) roof form or lightweight screening devices for *private open space* located above the ground level.
On-Site Car Parking			
PO5	Sufficient on-site car parking is provided to satisfy the projected needs of the *caretaker's accommodation*.	**AO5.1**	A minimum of one (1) covered on-site car parking space is provided for exclusive use by the occupants of the *caretaker's accommodation*.
		AO5.2	*Access* driveways, internal circulation and manoeuvring areas, and on-site car parking are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-050 and R-056 as applicable; and (b) *AS2890 Parking facilities – Off-street car parking*.

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9.3.3 Child care centre code

9.3.3.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Child care centre code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.3.2 Purpose and overall outcomes

(1) The purpose of the Child care centre code is to ensure child care centres are appropriately located and are designed in a manner which provides a safe environment for users and protects the amenity of surrounding premises.

(2) The purpose of the Child care centre code will be achieved through the following overall outcomes:-

(a) a *child care centre* is located in a convenient location, close to residential communities and major employment nodes;

(b) the health and safety of children and staff is not compromised by incompatible land use activities or poor design; and

(c) a *child care centre* does not have a detrimental impact on the amenity of surrounding residential premises.

9.3.3.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.3.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	The *child care centre* is located so as to maximise its accessibility to the community.	**AO1**	The *child care centre* is located adjacent to, or is integrated with, another compatible community activity. **OR** The *child care centre* is located at the entrance to a residential neighbourhood. **OR** The *child care centre* is located in an activity centre.
PO2	The *child care centre* is located on a road which is accessible and safe, but which is not predominately used by local residential traffic.	**AO2**	The *child care centre* is located on a *site* with *access* and *frontage* to a collector street.
PO3	The *child care centre* is located and designed to ensure that children and staff are not exposed to unacceptable levels of noise, unhealthy air emissions, contaminants or other nuisance.	**AO3**	The *child care centre* is located on a *site* where:- (a) soils are not contaminated by pollutants which represent a health or safety risk to children and staff; (b) maximum concentrations of air pollutants are less than those recommended by the National Health and Medical Research Council; and (c) noise levels from external sources (measured at the maximum L_{10} [1 hour]) are less than:-

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Performance Outcomes		Acceptable Outcomes	
			(i) 48dB(A) within buildings; and (ii) 55dB(A) when measured at the centre of any outdoor play area.
PO4	The *child care centre* is located on a *site* that is capable of accommodating a well-designed and integrated facility, incorporating:- (a) required buildings and structures; (b) private motor vehicle *access*, parking and manoeuvring; (c) on-site landscapes; and (d) any necessary buffering.	**AO4**	The *child care centre* is located on a *site* having:- (a) a *slope* of not more than 10%; (b) a regular shape; and (c) a minimum area of 1,000m^2.
PO5	A *child care centre* adjacent to an electricity transmission line incorporates adequate setbacks to protect the health and wellbeing of staff and children.	**AO5**	The *child care centre* is set back from the most proximate boundary of an electricity transmission line easement as follows:- (a) a 20 metre separation distance for transmission lines between 33kV and 132kV; (b) a 30 metre separation distance for transmission lines between 133kV and 275kV; and (c) a 40 metre separation distance for transmission lines greater than 275kV.
Scale of Buildings and Structures			
PO6	The scale of buildings and structures associated with the *child care centre* is appropriate, having regard to its location and setting, and the nature and scale of surrounding development.	**AO6**	Where a standalone use and not located in a *centre zone*, the *child care centre* has a maximum *site cover* of 50%. **OR** Where not a standalone use or where located in a *centre zone*—no acceptable outcome provided.
Protection of Residential Amenity			
PO7	The *child care centre* is designed to minimise potential conflict with surrounding residential premises, including by way of noise, light or odour nuisance.	**AO7.1** **AO7.2**	All buildings, structures and outdoor play areas are set back at least 3.0 metres from all *site* boundaries adjoining a residential use or land included in a *residential zone*. A minimum 1.8 metre high solid acoustic screen fence is erected along the full length of all *site* boundaries adjoining a residential use or land included in a *residential zone*. Editor's note—**Section 9.4.3 (Nuisance code)** sets out requirements for managing nuisance.

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9.3.4 Community activities code

9.3.4.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Community activities code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.4.2 Purpose and overall outcomes

(1) The purpose of the Community activities code is to ensure community activities are appropriately located to maximise community benefit and are designed in a manner which meets the needs of users and protects the amenity of surrounding premises.

(2) The purpose of the Community activities code will be achieved through the following overall outcomes:-

(a) a community activity is established in a manner that maximises community benefit;

(b) where practicable, a community activity is integrated and co-located with another community activity use; and

(c) the operation of a community activity does not have an adverse impact on the amenity of adjoining residential premises.

9.3.4.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.4.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	The community activity use is located:- (a) conveniently to the population that it is intended to serve; and (b) in an area that is intended for a community activity use.	**AO1**	The community activity use is located within the Community facilities zone. **OR** The community activity use is located within a *centre zone*. **OR** The community activity is located in another *urban zone* adjacent to another compatible community activity.
PO2	The community activity is located on a *site* that is capable of accommodating a well-designed and integrated facility.	**AO2**	No acceptable outcome provided.
PO3	The community activity is located and designed to ensure that users are not exposed to unacceptable levels of noise, unhealthy air emissions, contaminants or other nuisance.	**AO3**	The community activity is located on a *site* where:- (a) soils are not contaminated by pollutants which represent a health or safety risk to users; (b) maximum concentrations of air pollutants are less than those recommended by the National Health and Medical Research Council; and (c) noise levels from external sources (measured at the maximum L_{10} [1 hour]) are less than:- (i) 48dB(A) within buildings; and (ii) 55dB(A) when measured at the

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Performance Outcomes		Acceptable Outcomes	
			centre of any outdoor *use area*.
PO4	Where the community activity is located adjacent to an electricity transmission line, it incorporates adequate setbacks to protect the health and wellbeing of users.	**AO4**	The community activity is set back from the most proximate boundary of an electricity transmission line easement as follows:- (a) a 20 metre separation distance for transmission between 33kV and 132kV; (b) a 30 metre separation distance for transmission lines between 133kV and 275kV; and (c) a 40 metre separation distance for transmission lines greater than 275kV.
Scale of Buildings and Structures			
PO5	The scale of buildings and structures used for the community activity is appropriate, having regard to its location and setting, and the nature and scale of surrounding development.	**AO5**	Where a standalone use and not located in a *centre zone*, the community activity has a maximum *site cover* of 50%. **OR** Where not a standalone use or where located in a *centre zone*—no acceptable outcome provided.
Protection of Residential Amenity			
PO6	The community activity does not impose unreasonable adverse impacts on any surrounding residential area, including by way of noise, light and odour nuisance.	**AO6.1** **AO6.2** **AO6.3**	Where adjoining a residential use, a minimum 1.8 metre high solid acoustic screen fence and a 2 metre wide landscape strip is provided along the full length of all common *site* boundaries. Intrusive outdoor activities are located and orientated away from residential premises. Any building is set back a minimum of 3 metres from all *site* boundaries adjoining a residential use or land included in a *residential zone*.
Recommended Flood Level for Essential Community Infrastructure			
PO7	The functioning of a community activity that is *essential community infrastructure* is maintained during and immediately after flood and storm tide inundation events. Editor's note—*essential community infrastructure* is defined in **Schedule 1 (Definitions)**.	**AO7.1** **AO7.2**	A community activity that is *essential community infrastructure*:- (a) is located and constructed in accordance with the recommended flood levels specified in **Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure)** in the Flood hazard overlay code; and (b) ensures that any components of the *infrastructure* that are likely to fail or function, or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves), are:- (i) located above the recommended flood level; or (ii) designed and constructed to exclude floodwater intrusion/infiltration. *Essential community infrastructure* that is *emergency services* and shelters, police facilities and hospitals and associated facilities has an emergency rescue area

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Performance Outcomes		Acceptable Outcomes	
			above the *probable maximum flood* (*PMF*) or probable maximum storm tide (*PMST*).

9.3.5 Dual occupancy code

9.3.5.1 Application

(1) This code applies to ~~self assessable~~accepted development and assessable development identified as requiring assessment against the Dual occupancy[2] code by the tables of assessment in Part 5 (Tables of assessment).

(2) The acceptable outcomes in Table 9.3.5.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) are requirements for applicable accepted development.

(3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.5.2 Purpose and overall outcomes

(1) The purpose of the Dual occupancy code is to ensure dual occupancies are appropriately located, achieve a high level of comfort and amenity for occupants, maintain the amenity of neighbouring premises and are compatible with the character and *streetscape* of the local area.

(2) The purpose of the Dual occupancy code will be achieved through the following overall outcomes:-

(a) a *dual occupancy* is located in an area intended to accommodate more diverse housing options and is integrated within its neighbourhood setting in a manner which appropriately disperses the distribution of density having regard to the intent of the zone;

(b) a *dual occupancy* incorporates a high standard of design and makes a positive contribution to the *streetscape* character of the area in which it is located;

(c) a *dual occupancy* is sited and designed to protect the amenity, privacy and access to sunlight of adjoining residential premises;

(d) a *dual occupancy* provides a high level of amenity and convenience to residents of the *dual occupancy*; and

(e) a *dual occupancy* is provided with an appropriate level of *infrastructure* and services.

9.3.5.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes[3]

Table 9.3.5.3.1 ~~Criteria~~ Requirements for ~~self assessable~~acceptable development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	The *dual occupancy* is located on a *site* which:- (a) is convenient to local services and public transport; (b) is in an area intended to accommodate more diverse housing options; (c) is dispersed and not concentrated within low density residential neighbourhoods;	**AO1.1**	The *site* is included in a *centre zone* and the *dual occupancy* is part of a *mixed use building*. **OR** The *site* is included in the Medium density residential zone. **OR**

[2] Editor's note—in accordance with **Schedule 1 (Definitions)**, a reference to a '*dual occupancy*' in the planning scheme includes a reference to any *home office* and all outbuildings, structures and works normally associated with a *dual occupancy*.

[3] Editor's note—a Structure Plan, as varied by an approved master plan ~~and~~or an approved plan of development for a ~~preliminary~~variation approval ~~overriding a planning scheme (pursuant to Section 242 of the Act)~~ or reconfiguring a lot, may vary or specify alternative ~~assessment criteria~~requirements for accepted development or performance outcomes and acceptable outcomes for assessable development for a *dual occupancy*. In such cases, compliance with these alternative ~~assessment criteria~~requirements for accepted development or performance outcomes and acceptable outcomes for assessable development will be deemed to represent compliance with the comparable provisions of the Dual occupancy code.

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Performance Outcomes		Acceptable Outcomes	
	(d) has sufficient area and dimensions to accommodate the use (including associated *access*, parking, landscapes and *setback* requirements); and (e) is not steep and is otherwise suitable for the proposed development.		The *site* is included in the Low density residential zone, other than in Precinct LDR-1 (Protected Housing Area).
		AO1.2	Where located on a *site* included in the Low density residential zone, other than in Precinct LDR-1 (Protected Housing Area), the *site*:- (a) has a minimum area of 800m², exclusive of any access strip; (b) does not adjoin another lot developed or approved for a *dual occupancy*; and (c) has a *slope* of not more than 15%.
Height of Buildings and Structures			
PO2	The height of the *dual occupancy* is consistent with the preferred character of a local area and does not adversely impact on the amenity of adjacent premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises.	**AO2**	The height of the *dual occupancy* does not exceed:- (a) for a *site* included in a *centre zone*—the height specified on the applicable Height of Buildings and Structures Overlay Map; or (b) for a *site* included in the Medium density residential zone or Low density residential zone—8.5 metres, notwithstanding the height specified on the applicable Height of Buildings and Structures Overlay Map.
Site Cover and Density			
PO3	The *dual occupancy*:- (a) is of a scale that is compatible with surrounding development; (b) does not present an appearance of bulk to adjacent premises, road or other areas in the vicinity of the *site*; (c) maximises opportunities for the retention of existing *vegetation* and allows for soft landscapes between buildings and the street; (d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other site facilities; and (e) facilitates on-site stormwater management and vehicular *access*.	**AO3.1**	The *site cover* of the *dual occupancy* does not exceed:- (a) 50% where a single *storey dual occupancy*; (b) 40% where the *dual occupancy* is 2 or more *storeys* in height; or (c) 50% for the ground floor and 30% for the upper floors where the *dual occupancy* is 2 or more *storeys* in height.
		AO3.2	The maximum number of bedrooms per *dwelling* in the *dual occupancy* does not exceed 3.
Streetscape Character			
PO4	The *dual occupancy* is designed and constructed to:- (a) provide an attractive address to all street *frontages*; (b) make a positive contribution to the preferred *streetscape* character of the locality; (c) provide shading to walls and windows of the *dual occupancy*; (d) minimise opportunities for residents to overlook the *private open space* areas of neighbouring premises; and (e) maximise the retention of existing mature trees within the *frontage* setback, to retain *streetscape* character.	**AO4.1**	Each *dwelling* has an individual design such that the floor plan is not a mirror image of the adjoining *dwelling* and includes distinct external design elements (e.g. variations in roof line, facade, treatment or position of main entrances and garages, window treatments and shading devices).
		AO4.2	The *dual occupancy* is *setback* at least 4.5 metres from any street *frontage*, with any garage or carport associated with the *dual occupancy setback* at least 6 metres.
		AO4.3	Any garage or carport is *setback* a minimum of 1.5 metres from the main face of the associated *dwelling*, or in line

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Performance Outcomes		Acceptable Outcomes	
			with the main face of the associated *dwelling*, where the *dwelling* incorporates a front verandah or portico projecting forward of the main face or faces.
		AO4.4	The *dual occupancy* is *setback* from any side or rear property boundary in accordance with the boundary clearance provisions of the QDC MP1.3.
Private Open Space			
PO5	Sufficient *private open space* is provided to allow for the amenity and reasonable recreation needs of the occupants of the *dual occupancy*.	**AO5**	Each *dwelling* is provided with *private open space* at ground level free of buildings which:- (a) is at least 50m² in area; (b) comprises not more than two separate parts; (c) has one part directly accessible from the main living area which:- (i) is at least 25m² in area; (ii) has a minimum dimension of 4 metres; and (iii) has a maximum gradient of 1 in 20 (5%).
Setbacks to Canals and Artificial Waterways			
PO6	Buildings and structures are adequately *setback* from canals and other artificial *waterways* or waterbodies (e.g. lakes) to:- (a) protect the structural integrity of the canal/*waterway*/waterbody profile and revetment wall; and (b) ensure no unreasonable loss of amenity occurs to adjacent land and dwellings, having regard to:- (i) privacy and overlooking; (ii) views and vistas; (iii) building character and appearance; and (iv) building massing and scale as seen from neighbouring premises.	**AO6**	Buildings and structures exceeding 1 metre in height above ground level (other than pool fencing which is at least 75% transparent) are *setback* a minimum of 4.5 metres from the property boundary adjacent to the canal or artificial *waterway*/waterbody.
Site Landscapes			
PO7	The *dual occupancy* incorporates site landscapes that:- (a) provide an attractive landscape setting for the enjoyment and appreciation of residents; (b) integrate the development into the surrounding urban landscape; (c) effectively define and screen *private open space* and service areas; (d) utilise locally native *vegetation* species as the major planting theme; and (e) maximise the retention of existing mature trees in order to retain the landscape character of the area.	**AO7.1** **AO7.2** **AO7.3** **AO7.4** **AO7.5**	The *site* is fully landscaped with turf and tree and shrub species. At least 20% of the *site* is retained for soft landscapes (i.e. not used as hardstand area). A minimum 1 metre wide landscape strip is provided along the full length of the street *frontage* (excluding driveways and pathways). A 1.8 metre high solid screen fence is provided along:- (a) the full length of all rear *site* boundaries; and (b) the full length of all side *site* boundaries to the front building line. Fences or walls are not provided along street *frontages*.

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Performance Outcomes		Acceptable Outcomes	
			OR Fences or walls to street *frontages* are not more than:- (a) 1.8 metres high where the *site* is on a *major road*; or (b) 1.2 metres high where the *site* is not on a *major road*.
Safety and Security			
PO8	The *dual occupancy*, including buildings and outdoor spaces, is designed to protect the personal security and safety of residents by allowing for casual surveillance.	**AO8.1** **AO8.2**	Each *dwelling* has an entrance which is clearly identifiable and visible from the street and driveway. The internal pathway network has clear sightlines to the *dwelling* entrance and street access points.
Access and Car Parking			
PO9	Sufficient parking spaces are provided on the *site* to cater for residents and visitors.	**AO9**	A minimum of 2 (two) car parking spaces are provided per *dwelling*, with at least 1 (one) car parking space capable of being covered. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the *site* such that parked vehicles do not protrude into the road reserve.
PO10	The design and management of *access*, parking and vehicle movement on the *site* facilitates the safe and convenient use of the *dual occupancy* by residents and visitors.	**AO10**	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-049, R-050 and R-056 as applicable; and (b) *AS2890 Parking facilities – Off-street parking*.
Services and Utilities			
PO11	The *dual occupancy* is provided with, and connected to, *infrastructure* and services.	**AO11**	The *dual occupancy* is connected to the reticulated water supply, sewerage and telecommunications *infrastructure* networks and has an electricity supply.
PO12	The *dual occupancy* is provided with a stormwater management system which:- (a) makes adequate provision for drainage of the premises to a lawful point of discharge; and (b) conveys external catchment stormwater through the development.	**AO12**	Where the *dual occupancy* is on a lot with a finished level that falls to the road, stormwater is:- (a) piped to kerb and channel; or (b) connected directly into the *Council's* piped stormwater *infrastructure* network. **OR** Where the *dual occupancy* is on a lot with a finished level that falls away from the road, stormwater is:- (a) connected into an inter-allotment drainage easement; or (b) connected directly into the *Council's* piped stormwater *infrastructure* network.
PO13	Development works and connections to *infrastructure* and services are undertaken in accordance with accepted engineering standards and are complete prior to the commencement of the use.	**AO13.1** **AO13.2**	All development works are certified by a Registered Professional Engineer Queensland (RPEQ). All connections to *infrastructure* and services are in accordance with the

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Performance Outcomes		Acceptable Outcomes	
			requirements of the relevant infrastructure entity.
PO14	The *dual occupancy* is provided with adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use and service.	**AO14.1**	A separate waste storage area is provided for each *dwelling* to accommodate the permanent storage of waste and recyclable items in standard waste containers. **OR** A shared waste storage area over which each *dwelling* has control via access rights or ownership is provided to accommodate the permanent storage of waste and recyclable items in standard waste containers.
		AO14.2	The separate or shared waste storage area is:- (a) a level, constructed hardstand area, and where shared, provided with a screened enclosure; (b) of sufficient size to accommodate the required number of standard waste containers (i.e. a minimum of 2 wheelie bins per *dwelling*, and a minimum of 600mm x 600mm per wheelie bin); (c) not visible from passing vehicle or pedestrian traffic; (d) easy to access and use; and (e) not located adjacent to the living areas of existing neighbouring properties.
Filling or excavation			
PO15	Any *filling or excavation* associated with a *dual occupancy*:- (a) sensitively responds to the slope and landform characteristics of the *site*; (b) provides safe and efficient *access* for vehicles and pedestrians on sloping land; (c) minimises adverse impacts on the *streetscape*; and (d) does not adversely impact upon the privacy or amenity of surrounding premises.	**AO15.1**	The extent of excavation (cut) and fill does not involve a total change of more than 1.0 metre relative to the ground at any point.
		AO15.2	No part of any cut or fill is within 1.5 metres of any property boundary, except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any *vegetation*. **OR** Filling and/or excavation is confined to within the plan area of the *dual occupancy*, with ground level being retained around external walls of the building.

9.3.6 Dwelling house code

9.3.6.1 Application

(1) This code applies to ~~self assessable~~ accepted development and assessable development identified as requiring assessment against the Dwelling house[4] code by the tables of assessment in Part 5 (Tables of assessment).

(2) The acceptable outcomes in Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) are requirements for applicable accepted development.

(3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.6.2 Purpose and overall outcomes

(1) The purpose of the Dwelling house code is to ensure *dwelling houses* achieve a high level of comfort and amenity for occupants, maintain the amenity and privacy of neighbouring residential premises and are compatible with the character and *streetscape* of the local area.

(2) The purpose of the Dwelling house code will be achieved through the following overall outcomes:-

(a) a *dwelling house* incorporates a high standard of design and makes a positive contribution to the *streetscape* character of the area in which it is located;

(b) a *dwelling house* is sited and designed to protect the amenity and privacy of neighbouring residential premises;

(c) a *dwelling house* provides a high level of amenity to the residents of the *dwelling house*; and

(d) a *dwelling house* is provided with an acceptable level of *infrastructure* and services.

9.3.6.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes[5]

Table 9.3.6.3.1 ~~Criteria~~ Requirements for ~~self assessable~~ accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Height of Buildings and Structures			
PO1	The height of the *dwelling house* is consistent with the preferred character of a local area and does not adversely impact on the amenity of neighbouring premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises.	**AO1**	The height of the *dwelling house* does not exceed 8.5 metres, notwithstanding the height specified on an applicable Height of Buildings and Structures Overlay Map.
Garages, Carports and Sheds			
PO2	Garages, carports and sheds:-	**AO2.1**	Where located on a lot in a *residential*

[4] Editor's note—in accordance with **Schedule 1 (Definitions),** a reference to a '*dwelling house*' in the planning scheme includes a reference to any *secondary dwelling* or *home office* associated with the *dwelling house*, and all outbuildings, structures and works normally associated with a *dwelling house*.

[5] Editor's note—a Structure Plan, as varied by an approved master plan ~~and~~or an approved plan of development for a ~~preliminary~~variation approval ~~overriding a planning scheme (pursuant to Section 242 of the Act)~~ or reconfiguring a lot, may vary or specify alternative ~~assessment criteria~~requirements for accepted development or performance outcomes and acceptable outcomes for assessable development for a *dwelling house*. In such cases, compliance with these alternative ~~assessment criteria~~ requirements for accepted development or performance outcomes and acceptable outcomes for assessable development will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Performance Outcomes		Acceptable Outcomes	
	(a) preserve the amenity of adjacent land and dwelling houses; (b) do not dominate the *streetscape*; (c) maintain an adequate area suitable for landscapes adjacent to the road *frontage*; and (d) maintain the visual continuity and pattern of buildings and landscape elements within the street.		*zone*, a garage, carport or shed:- (a) is *setback* at least 6 metres from any road *frontage*; (b) does not exceed a height of 3.6 metres; and (c) has a total floor area that does not exceed 56m². Note—AO2.1(b) and (c) do not apply to a garage under the main roof of a *dwelling house*. Note—AO2.1(a) alternative provision to QDC.
		AO2.2	Where located on a lot in a residential zone, the total width of a garage door facing a street (and that is visible from the road *frontage*) does not exceed 6 metres within any one plane, with any additional garage door being set back a further 1 metre from the street *frontage* to break up the apparent width of the garage facade.
Setbacks in Residential Zones			
PO3	Where located in a *residential zone*, the *dwelling house* is set back from any road *frontage* so as to:- (a) achieve a close relationship with, and high level of passive surveillance of, the street; (b) create a coherent and consistent *streetscape*, with no or only minor variations in *frontage* depth; (c) make efficient use of the *site*, with opportunities for large back yards; (d) provide reasonable privacy to residents and neighbours on adjoining lots; and (e) maintain reasonable access to views and vistas, prevailing breezes and sunlight for each *dwelling house*.	**AO3**	Where located in a *residential zone*, the *dwelling house* (other than a garage, carport or shed) is *setback* to any road *frontage* at least:- (a) 4.5 metres for the ground *storey*; and (b) 6 metres for any levels above the ground *storey*. Note—AO3 alternative provision to QDC.
Setbacks in Rural and Rural Residential Zones			
PO4	Where located in the Rural zone, the *dwelling house* is set well back from any road *frontage* so as to:- (a) maintain an open visual landscape dominated by natural elements (rather than built structures); (b) preserve the amenity and character of the rural or rural residential area, having regard to building massing and scale as seen from the road and neighbouring premises; (c) protect views and vistas; (d) avoid or minimise noise and dust nuisance from sealed roads, existing State controlled roads and extractive industry *transport routes*; and (e) protect the functional characteristics of existing State controlled roads and extractive industry *transport routes*.	**AO4.1**	Where located on a lot in the Rural zone, and the lot has an area of more than 2 hectares, the *dwelling house* (including any associated garage, carport or shed) is set back at least:- (a) 40 metres from a State controlled road or an extractive industry *transport route*; (b) 20 metres from any other road; or (c) if an extension not exceeding 50m² *gross floor area* and within, under or structurally part of an existing *dwelling house*, the *setback* of the existing *dwelling house* on the *site*.
		AO4.2	Where located on a lot in the Rural zone, and the lot has an area of not more than 2 hectares, or where located on a lot in the Rural residential zone, the *dwelling house* (including any associated garage, carport or shed) is set back at least:- (a) 10 metres from any road *frontage*; or (b) if an extension not exceeding 50m² *gross floor area* and within, under or

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Performance Outcomes		Acceptable Outcomes	
			structurally part of an existing *dwelling house*, the *setback* of the existing *dwelling house* on the *site*. Note—AO4.1 and AO4.2 alternative provisions to QDC.
PO5	Where located in the Rural zone or Rural residential zone, the *dwelling house* is set back from side and rear boundaries so as to:- (a) maintain an open visual landscape dominated by natural elements (rather than built structures); (b) preserve the amenity and character of the rural or rural residential area, having regard to building massing and scale as seen from the road and neighbouring premises; and (c) minimise opportunities for residents to overlook the *private open space* areas of neighbouring premises.	**AO5.1** **AO5.2**	Where located on a lot in the Rural zone, the *dwelling house* (including any associated garage, carport or shed) is set back from any side or rear boundary at least:- (a) 3 metres where the lot has an area of 2 hectares or less; or (b) 10 metres where the lot has an area of more than 2 hectares. Where located on a lot in the Rural residential zone the *dwelling house* (including any associated garage, carport or shed) is *setback* at least 3 metres from any side or rear boundary. Note—AO5.1 and AO5.2 alternative provisions to QDC.
Setbacks to Canals and Artificial Waterways			
PO6	Buildings and structures are adequately *setback* from canals and other artificial *waterways* or waterbodies (e.g. lakes) to:- (a) protect the structural integrity of the canal/*waterway*/waterbody profile and revetment wall; (b) ensure no unreasonable loss of amenity to adjacent land and dwellings occur having regard to:- (i) privacy and overlooking; (ii) views and vistas; (iii) building character and appearance; and (c) building massing and scale as seen from neighbouring premises.	**AO6**	Buildings and structures exceeding 1 metre in height above ground level (other than pool fencing which is at least 75% transparent) are *setback* a minimum of 4.5 metres from the property boundary adjacent to the canal or artificial *waterway*/waterbody. Note—AO6 alternative provision to QDC.
Services and Utilities			
PO7	The *dwelling house* is provided with a level of *infrastructure* and services that is appropriate to its setting and commensurate with its needs.	**AO7.1** **AO7.2** **AO7.3**	Where located on a lot in an *urban zone* the *dwelling house* is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications *infrastructure* networks (where available to the lot). Where located on a lot in a *non-urban zone* and/or reticulated sewerage is not available to the lot, the *dwelling house* is connected to an on-site effluent treatment and disposal system. Note—the *Plumbing and Drainage Act 2003* sets out requirements for on-site effluent treatment and disposal. Where located on a lot in a *non-urban zone* and/or reticulated water supply is not available to the lot, the *dwelling house* is provided with a rainwater collection tank that:- (a) has a minimum capacity of 45,000 litres; and

Performance Outcomes		Acceptable Outcomes	
			(b) is plumbed so that water from the rainwater tank is available for household use.
Access and Car Parking			
PO8	Sufficient parking spaces are provided on the *site* to cater for residents and visitors.	**AO8**	On-site car parking is provided in accordance with the following:- (a) for a lot exceeding 300m²—at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m²—at least 1 (one) covered car parking space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the *site* such that parked vehicles do not protrude into the road reserve.
PO9	The design and management of *access*, parking and vehicle movement on the *site* facilitates the safe and convenient use of the *dwelling house* by residents and visitors.	**AO9**	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-049, R-050 and R-056 as applicable; and (b) *AS2890 Parking facilities – Off-street parking*.
Tennis Courts and Sports Courts			
PO10	Where a *dwelling house* includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	**AO10.1** **AO10.2** **AO10.3**	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary. The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court. Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the *site* does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
Secondary Dwellings			
PO11	Any *secondary dwelling* established in association with the *dwelling house* is:- (a) located on a lot with sufficient area to accommodate the *secondary dwelling* and associated *access*, parking, landscape and *setback* requirements; (b) small in scale and clearly ancillary to the *dwelling house*; and (c) provided with sufficient on-site car	**AO11.1** **AO11.2**	The *secondary dwelling* is located on a lot with a minimum area of 600m². The *secondary dwelling* has a maximum *gross floor area* of:- (a) 90m² where located on a lot in the Rural zone or Rural residential zone; and (b) 60m² where located on a lot in another zone.

Performance Outcomes		Acceptable Outcomes	
	parking to meet user needs.	**AO11.3**	The *dwelling house* and the *secondary dwelling* have a combined maximum *site cover* of 50%.
		AO11.4	At least 1 (one) car parking space, in addition to the requirement for the *dwelling house*, is provided for the *secondary dwelling*.
Filling or excavation			
PO12	Any *filling or excavation* associated with a *dwelling house*:- (a) sensitively responds to the slope and landform characteristics of the *site*; (b) provides safe and efficient *access* for vehicles and pedestrians on sloping land; (c) minimises adverse impacts on the *streetscape*; and (d) does not adversely impact upon the privacy or amenity of surrounding premises.	**AO12**	Except where located on a *site* having a *slope* of greater than 15% as identified on an applicable Landslide Hazard and Steep Land Overlay Map:- (a) the extent of excavation (cut) or fill does not involve a total change of more than 1.0 metre relative to ground level at any point; and (b) no part of any un-retained cut or fill batter is within 1.5 metres of any property boundary except cut and fill involving a change in ground level of less than 200mm. **OR** Filling and/or excavation is confined to within the plan area of the *dwelling house* with ground level being retained around external walls of the building. **OR** Where on a lot in an identified drainage deficient area, filling is undertaken in accordance with a current drainage deficient area flood information certificate issued by the *Council* for the *site*. Editor's note—drainage deficient areas are identified on **Figure 8.2.7 (Drainage deficient areas)** of the **Flood hazard overlay code**.
Additional Requirements for Dwelling Houses in Certain Areas and Precincts			
Blackall Range Local Plan Area			
PO13	The *dwelling house*:- (a) has a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up; (b) has exterior surfaces that allow the *dwelling house* to blend in with the natural and rural landscape; and (c) incorporates roof forms that are consistent with traditional rural or rural village setting.	**AO13.1**	The height of the *dwelling house* does not exceed 2 *storeys*.
		AO13.2	The total footprint of the *dwelling house*, including any associated garage, carport or shed, does not exceed 280m².
		AO13.3	The exterior colour of the *dwelling house* is characterised by muted earth/environmental tones that blend with the hinterland rural and natural environment. Note—appropriate colours will depend on the existing native *vegetation* and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown and blue grey.
		AO13.4	The *dwelling house* incorporates one of the following roof designs:- (a) gable roof;

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Performance Outcomes		Acceptable Outcomes	
			(b) hip roof; (c) Dutch gable; (d) pitched roof with skillion at rear; or (e) multiple gable roof.
Buderim Local Plan Area (Precinct BUD LPP-1 (Gloucester Road South) on Local Plan Map LPM32			
PO14	The *dwelling house* is designed and sited such that it maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.	**AO14**	The *dwelling house* (including any garage, carport or shed) is *setback* at least 10 metres from Gloucester Road. Note—AO14 alternative provision to QDC.
Caloundra Local Plan Area (Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) on Local Plan Map LPM45			
PO15	The *dwelling house* preserves the amenity of adjacent land and *dwelling houses* and does not dominate the *streetscape* having regard to:- (a) building character and appearance; (b) views and vistas; and (c) building mass and scale as seen from neighbouring premises.	**AO15.1** **AO15.2**	The *dwelling house* (including any garage, carport or shed) is *setback* a minimum of 6 metres from the primary street *frontage*. Note—AO15.1 alternative provision to QDC. Any *secondary dwelling* not physically attached to the *dwelling house* by a common wall and under the main roof does not exceed 4 metres in height.

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9.3.7 Extractive industry code

9.3.7.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Extractive industry code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.7.2 Purpose and overall outcomes

(1) The purpose of the Extractive industry code is to ensure that the exploitation of *extractive resources* is undertaken in an environmentally sound manner which avoids, or if avoidance is not practicable, minimises and mitigates, any adverse impacts on environmental and landscape values, public safety and the amenity of surrounding premises.

(2) The purpose of the Extractive industry code will be achieved through the following overall outcomes:-

(a) extraction of *extractive resources* occurs in a safe and environmentally sound manner;

(b) *ecologically important areas* and water quality are protected from any environmental degradation potentially arising from *extractive industry* operations;

(c) *extractive industry* operations are located, designed, constructed and operated to avoid, or if avoidance is not practicable, minimise and mitigate, adverse impacts on any *sensitive land use*;

(d) *transport routes* allow extractive materials to be transported with the least amount of impact on development along those roads and on the function of those roads;

(e) land used for *extractive industry* operations is effectively rehabilitated; and

(f) in Precinct RUR1 (Meridan Plains Extractive Resource Area), the exploitation of *extractive resources* occurs in a manner that:-

(i) maintains or improves the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River *floodplain*;
(ii) maintains, as far as practicable, the flow conveyance patterns of the Mooloolah River flood plain, avoids any worsening of existing flooding conditions and protects the existing ground water regime;
(iii) protects, buffers and reconnects *ecologically important areas*;
(iv) maintains the quality of surface water and groundwater;
(v) avoids adverse impacts on upstream and downstream properties;
(vi) provides for and protects existing and planned future transport and other *infrastructure* corridors;
(vii) provides for and protects the function of identified *transport routes*;
(viii) provides appropriate separation distances to conflicting land uses;
(ix) minimises the visual impacts of *extractive industry* operations throughout the life of the development on the scenic values of the *floodplain* as an open landscape;
(x) provides for the rehabilitation of the area in a manner that supports the establishment of a range of complementary open space and recreation uses within a post extraction setting;
(xi) provides land for continuous public access trails along a rehabilitated Mooloolah River esplanade, connecting to public access points and open space areas; and
(xii) protects the advanced waste water and sewage treatment plant site.

9.3.7.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.7.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Extractive Industry Generally			
Site Planning			
PO1	The *extractive industry* is designed and established so as to provide:- (a) adequate buffering measures including separation distance to protect the surrounding area from significant noise, dust, vibration and visual impacts of operations; (b) suitable vehicle *access*; (c) protection against erosion; (d) acceptable quality of water leaving the *site*; (e) public safety; (f) acceptable restoration measures; (g) protection of groundwater quality and quantity; (h) avoidance of land contamination; (i) effective stormwater management; and (j) waste management practices which maximise recycling and reuse of wastes.	**AO1**	*In partial fulfilment of Performance Outcome PO1:-* The *extractive industry* is undertaken in accordance with an approved environmental management plan which is regularly updated to reflect on-site practices and addresses the environmental and social impacts of the *extractive industry*.
PO2	Environmental management requirements for the *extractive industry* are properly identified, and their effective implementation and monitoring appropriately planned, to minimise environmental impact.	**AO2**	*In partial fulfilment of Performance Outcome PO2:-* The *extractive industry* demonstrates that adequate resources are available to fulfil the environmental management requirements identified in the approved environmental management plan.
PO3	The *extractive industry* provides for volumes of extraction to be planned and staged so that a suitable and sustainable landscape form remains on the extraction site.	**AO3**	No acceptable outcome provided.
Vehicle Access and Manoeuvring			
PO4	Vehicle *access* to, from, and within the *extractive industry* site is provided so as to:- (a) be adequate for the type and volume of traffic to be generated; (b) not create or worsen any traffic hazard; (c) ensure disturbance to surrounding land uses is minor and that impacts from emissions are minimised; and (d) ensure no tracking of sediment or material onto the road network results from the transport of materials associated with the haulage of *extractive resources*.	**AO4.1** **AO4.2** **AO4.3** **AO4.4**	The proposed *transport route* to the *site* is along sealed roads and does not require heavy vehicles to traverse residential or rural residential streets classified as collector streets or local streets. All driveways and manoeuvring areas between the site entrance and site office and all wash down areas and works depot areas are sealed. Driveways have a minimum width of 9 metres measured at the property alignment/road *frontage* and are located not less than 9 metres from any other driveway. A wheel wash down area is provided near the driveway entrance of the *site* to any *transport route*.
Separation Distances			

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Performance Outcomes		Acceptable Outcomes	
PO5	The *extractive industry* is located on a *site* which has sufficient area to provide for adequate setback of operations from road *frontages*, *site* boundaries, surrounding residential uses and other *sensitive receptors*, such that the *extractive industry* achieves an acceptable standard of visual amenity and control of noise, light, dust and vibration impacts.	**AO5.1**	Hard rock extraction and processing activities involving blasting are not carried out within 40 metres of any boundary of the *site* or within 1 kilometre of any residential premises, land included within a *residential zone* or Rural residential zone or other *sensitive receptor* on surrounding land.
		AO5.2	Extractive and processing activities not involving blasting are not carried out within 30 metres of any boundary of the *site* or within 200 metres of any residential premises, land included within a *residential zone* or Rural residential zone or other *sensitive receptor*. Note—a topographic feature providing a natural buffer between extractive and processing activities and a *sensitive land use* may justify provision of a lesser setback distance.
		AO5.3	A vegetated *buffer* strip or mound having a minimum width of 10 metres is provided to all boundaries of the *site*. Note—Acceptable Outcomes AO5.2 and AO5.3 may be modified by more specific requirements in this code relating to Precinct RUR-1 (Meridan Plains Extractive Resource Area).
		AO5.4	Extraction and processing activities are screened from view from any *major road* and any land included in an *urban zone*, where appropriate.
Site Drainage			
PO6	The *extractive industry* provides on-site drainage that is designed, constructed and maintained so as to:- (a) avoid erosion; (b) prevent pollution of groundwater and surface water; (c) protect downstream water quality; and (d) provide opportunities to recycle water for reuse in processing, washing and/or screening materials, dust suppression and on product stockpiles, overburden stockpiles, revegetation or rehabilitation areas and wheel wash facilities.	**AO6.1**	Banks and channels are constructed to divert stormwater run-off away from excavated areas.
		AO6.2	Sediment basins are provided to detain stormwater run-off from disturbed areas such that there is no off-site discharge likely to cause environmental harm.
		AO6.3	Bunding and treatment and disposal of industrial wastes are carried out such that no environmental harm is caused.
		AO6.4	Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.
		AO6.5	Harvested water is re-used on the *extractive industry* site for a range of purposes including, but not limited to:- (a) processing, washing and/or screening materials; (b) dust suppression and for use on product and overburden stockpiles; (c) irrigation of revegetation and rehabilitation areas; and (d) wheel wash facilities.
Management of Blasting and Other Operations			
PO7	The *extractive industry* provides for blasting, crushing, screening and	**AO7.1**	Blasting and other operations are confined to the hours of operation identified in

<table>
<tr><th colspan="2">Performance Outcomes</th><th colspan="2">Acceptable Outcomes</th></tr>
<tr><td></td><td>loading to be carried out safely and in accordance with best practice management standards so that disturbance to surrounding land uses is minor and that impacts from emissions are minimised.</td><td>AO7.2</td><td>Table 9.3.7.3.1A (Extractive industry hours of operation).

Table 9.3.7.3.1A Extractive industry hours of operation
<table><tr><th>Column 1
Extractive industry activity</th><th>Column 2
Hours of Operation</th></tr><tr><td>Blasting operations</td><td>9am to 5pm Monday to Friday

No operations Saturday, Sunday or public holidays</td></tr><tr><td>Other operations</td><td>6am to 6pm Monday to Friday.

7am to 1pm Saturday

No operations Sunday or public holidays.</td></tr></table>
Vibration levels do not exceed the relevant provisions contained in the Environmental Protection Act 1994.</td></tr>
<tr><td colspan="4">Public Safety</td></tr>
<tr><td>PO8</td><td>Extractive industry operation areas are fenced to prevent unauthorised or accidental public entry.</td><td>AO8.1

AO8.2</td><td>Safety fence is provided to prevent unauthorised or accidental public access to the extractive industry site to the greatest extent practicable.

Public signage to warn of operations and safety hazards is provided to all boundaries of the site.</td></tr>
<tr><td colspan="4">Site Rehabilitation</td></tr>
<tr><td>PO9</td><td>Rehabilitation of the extractive industry site provides:-
(a) progressive/staged rehabilitation works;
(b) appropriate clean-up works (taking particular account of areas of possible soil contamination);
(c) agreed landform and soil profiles;
(d) suitable revegetation; and
(e) establishment phase requirements.</td><td>AO9</td><td>The extractive industry provides for all rehabilitation works to be undertaken in accordance with an approved expected final landform design and site rehabilitation plan.</td></tr>
<tr><td>PO10</td><td>Rehabilitation works for each operational stage are bonded to ensure the effective return of disturbed areas to acceptable land use suitability.</td><td>AO10</td><td>No acceptable outcome provided.</td></tr>
<tr><td>PO11</td><td>Rehabilitation allows for suitable use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation.</td><td>AO11.1

AO11.2</td><td>Rehabilitation is carried out to provide water quality of a standard that can support aquatic vertebrates and invertebrates.

Fringes of water bodies are planted with wetland species such that a sustainable aquatic plant community is established.</td></tr>
<tr><td colspan="4">Additional Requirements for Extractive Industry in Precinct RUR-1 (Meridan Plains Extractive Resource Area) on Zone Map ZM63</td></tr>
<tr><td colspan="4">Master Planning and Rehabilitation Concepts</td></tr>
<tr><td>PO12</td><td>The extractive industry is established, operated and rehabilitated in a manner that is generally in accordance with the development and rehabilitation concepts identified on:-
(a) Figure 9.3.7A (Meridan Plains extractive resource area master plan); and</td><td>AO12</td><td>No acceptable outcome provided.</td></tr>
</table>

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Performance Outcomes		Acceptable Outcomes	
	(b) **Figure 9.3.7B (Meridan Plains extractive resource area end use concept plan)**.		
Avoidance of Constrained Areas and Staging of Extraction			
PO13	The *extractive industry* avoids constrained areas and utilises a staged approach to *site* development that provides for:- (a) the efficient exploitation of the Extractive Resource Area; (b) the progressive rehabilitation of the *site* such that the scenic values of the Mooloolah River *floodplain* are retained throughout the duration of the extraction; (c) the progressive creation of a lake system that at all times:- (i) maintains or improves the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River *floodplain*; (ii) maintains, as far as practicable, the flow conveyance patterns of the Mooloolah River *floodplain*; and (iii) maintains or improves the quantity and quality of surface and groundwater in the catchment area; and (d) the avoidance or effective mitigation of any potential environmental harm.	**AO13**	The *extractive industry* provides for:- (a) the avoidance of exploitation in areas identified as 'Constrained Resource Area (Type A)' on **Figure 9.3.7A (Meridan Plains extractive resource area master plan)**; (b) the avoidance of exploitation in areas identified as 'Constrained Resource Area (Type B)' on **Figure 9.3.7A (Meridan Plains extractive resource area master plan)** until such time as outstanding strategic coastal management, flooding and hydrological issues are investigated and resolved; (c) the avoidance of exploitation in any other part of the Extractive Resource Area determined (through further site assessment or referral agency advice) to have coastal management or other biophysical limitations making the land unsuitable for *extractive industry* development; (d) development on the *site* to be staged such that not more than 30% of the surface area of the *site* is used for *extractive industry* at any particular time; and (e) development of a lake system with a configuration that is generally consistent with that shown on **Figure 9.3.7B (Meridan Plains extractive resource area end use concept plan)** and designed in accordance with:- (i) an approved lake management plan for the entire Extractive Resource Area; or (ii) if a lake management plan is yet to be approved for the entire Extractive Resource Area—a site specific lake management plan. Note—*Council* may consider an alternative staging or lake configuration, provided that the development is otherwise consistent with this code and the intent of the end use concept depicted on **Figure 9.3.7B (Meridan Plains extractive Resource area end use concept plan)**.
Buffers and Batter Stability Zones			
PO14	The *extractive industry* provides for ecological and *landscape buffers*, visual screens and batter stability zones to conceal and/or setback operations and activities involved in the use from road *frontages*, *site* boundaries, incompatible uses on surrounding land, lakes, *waterways*, *wetlands*, ecologically important areas and *infrastructure* corridors, such that the *extractive industry*:-	**AO14.1**	The *extractive industry* provides for the establishment of ecological and *landscape buffers*, visual screens and batter stability zones in accordance with **Table 9.3.7.3.1B (Ecological and landscape buffers, visual screens and batter stability zones)**. **Table 9.3.7.3.1B** **Ecological and landscape buffers, visual screens and batter stability zones**

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Performance Outcomes	Acceptable Outcomes
(a) maintains or improves the integrity of the Mooloolah River and other *waterways*; (b) protects and reconnects *ecologically important areas*; (c) achieves a high standard of visual amenity from all scenic routes and significant viewpoints; (d) protects the functionality of transport and other *infrastructure* corridors; (e) prevents channel avulsion or erosion; and (f) avoids or effectively mitigates any potential environmental harm.	

Column 1 Feature/ element	Column 2 Ecological/landscape/ visual buffer/ batter stability zone
Mooloolah River and *waterways*	60 metre wide (minimum) ecological *buffer* measured from the high or outer bank of the *waterway* to the top of the batter of any extraction area. The northern and southern boundaries of this ecological *buffer* are "smoothed" (i.e. they do not follow every bend in the river) as indicated in figures 9.3.7A and 9.3.7B. To remove any doubt, the distance is not less than 60m at any point, but could be up to 100m when "smoothed".
Native *vegetation*	50 metre wide (minimum) ecological *buffer* measured from the outer edge of the native *vegetation* to the top of the batter of any extraction area.
Bruce Highway – Caloundra Road Interchange	200 metre wide open *landscape buffer* measured from the planned final Bruce Highway and Caloundra Road boundaries to the top of the batter of any extraction area.
Multi Modal Transport Corridor	40 metre wide batter stability zone measured from the final MMTC Road Boundary to the top of the batter of any extraction area; and 200 metre wide interim visual screen.
Sippy Downs to Caloundra South Link	20 metre wide batter stability zone and visual screen measured from the final corridor boundary to the top of the batter of any extraction area.
Rainforest Drive to Claymore Road Link	20 metre wide batter stability zone and visual screen measured from the final corridor boundary to the top of the batter of any extraction area.
Honey Farm Road Link	20 metre wide batter stability zone and visual screen measured from the final corridor boundary to the top of the batter of any extraction area.
Water Supply Ring Tank	40 metre wide batter stability zone measured from the property boundary to the top of the batter of any extraction area.
Water supply and sewerage main pipelines	40 metre wide batter stability zone measured from the centreline of the pipe to the top of the batter of any extraction area.
Created water body / lake	20 metre wide batter stability zone measured from the top of the batter of any extraction area/lake to another extraction area/lake.
Electricity transmission tower or other *infrastructure* service where not included within a road reserve	20 metre wide batter stability zone measured from the outer extremity of the transmission tower or other *infrastructure* service to the top of a minimum 1:3 batter of any extraction area.

Performance Outcomes		Acceptable Outcomes	
			<table><tr><td>External *site* boundary</td><td>10m wide batter stability zone measured from the property boundary to the top of the batter of any extraction area, except where a lake traverses a property boundary and is part of a development *site*.</td></tr></table>
		AO14.2	The *extractive industry* provides for:- (a) that part of any *site* included within the Mooloolah River ecological *buffer* to be:- (i) rehabilitated to provide for bank stabilisation and buffering in accordance with:- (A) an approved final landform design and site rehabilitation plan for the entire Extractive Resource Area; or (B) if an approved final landform design and site rehabilitation plan is yet to be approved for the entire Extractive Resource Area—a site specific final landform design and site rehabilitation plan; and (ii) dedicated to *Council* as esplanade prior to the commencement of any extraction on the *site*; (b) that part of any *site* included within another ecological *buffer*, to be established prior to the commencement of any extraction on the *site*; (c) that part of any *site* included within the Bruce Highway-Caloundra Road open *landscape buffer* or the Multi-Modal Transport Corridor visual screen to be established for that purpose prior to the commencement of any extraction on the *site*; and (d) that part of any *site* included within another *buffer* or batter stability zone to be established for that purpose, at a time appropriate to the staging of the extraction. Note—where land in the Mooloolah River Ecological Buffer is dedicated to *Council* as esplanade in accordance with AO14.2(a)(ii), *Council* will consider the granting of a temporary lease over part of the esplanade in order to provide for:- (a) any activity required to avoid or mitigate impacts on the environment (including approved rehabilitation work); and/or (b) any access required to allow maintenance of the Ecological Buffer or egress to an extraction area adjoining the Esplanade; and/or (c) any security measure required for public safety purposes and/or the security of *extractive industry* sites.
PO15	The *extractive industry* provides for ecological and *landscape buffers*, and visual screens and batter stability	**AO15**	No acceptable outcome provided.

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<table>
<tr><th colspan="2">Performance Outcomes</th><th colspan="2">Acceptable Outcomes</th></tr>
<tr><td></td><td>zones, to comprise of vegetation endemic to the area and to have a landscape character that is consistent with a coastal plain landscape, where rural scenery and pockets of local native vegetation are interspersed with screen planting and views over water.</td><td></td><td></td></tr>
<tr><td colspan="4">Transport/Infrastructure Corridors and Transport Routes</td></tr>
<tr><td>PO16</td><td>The extractive industry protects existing transport and infrastructure corridors and provides for the establishment of new transport and infrastructure corridors.</td><td>AO16.1</td><td>The extractive industry provides for the establishment of the identified transport and infrastructure corridors described in Table 9.3.7.3.1C (Transport and infrastructure corridor requirements) to be located within the future transport and infrastructure study area depicted on Figure 9.3.7A (Meridan Plains extractive resource area master plan).

Table 9.3.7.3.1C Transport and infrastructure corridor requirements

<table>
<tr><th>Column 1
Transport/ infrastructure corridor</th><th>Column 2
Land requirement</th></tr>
<tr><td>Sippy Downs to Caloundra South Link

(Local government infrastructure)</td><td>80 metre wide road reserve from Caloundra Road to Laxton Road and including the existing Honey Farm and Sattler Road Reserves.</td></tr>
<tr><td>Rainforest Drive to Claymore Road Link

(Local government infrastructure)</td><td>40 metre wide road reserve from Honey Farm Road to Laxton Road and including the existing unnamed Road Reserve.</td></tr>
<tr><td>Honey Farm Road Link

(Local government infrastructure)</td><td>40 metre wide road reserve from Sippy Downs to Caloundra South Link to Rainforest Drive and including the existing Rainforest Road Reserve.</td></tr>
<tr><td>Electricity transmission line or other infrastructure service where not included within a road reserve</td><td>40 metre wide infrastructure corridor in an alignment and configuration that fulfils the functional requirements of the infrastructure/service provider.</td></tr>
</table>
</td></tr>
<tr><td></td><td></td><td>AO16.2</td><td>That part of any site required to accommodate a local government transport or other infrastructure corridor is dedicated to Council prior to the commencement of any extraction on the site.</td></tr>
<tr><td>PO17</td><td>The extractive industry provides for the establishment and utilisation of identified transport routes, so as to provide for the efficient transport of extracted material from the Meridan Plains Extractive Resource Area in a manner that:-
(a) is adequate for the type and volume of traffic to be generated;
(b) does not create or worsen any traffic hazards;
(c) minimises adverse effects on the</td><td>AO17</td><td>The extractive industry provides for the establishment of the transport routes in the configuration depicted on Figure 9.3.7A (Meridan Plains extractive resource area master plan).</td></tr>
</table>

Performance Outcomes		Acceptable Outcomes	
	amenity of the locality; (d) protects the inherent rural character and identity of the area; and (e) ensures that disturbance to surrounding land uses is minor and that impacts from emissions are minimised.		
Lake and Site Management			
PO18	The *extractive industry* provides for the appropriate establishment and management of lakes provided in accordance with **Figure 9.3.7A (Meridan Plains extractive resource area master plan)** in a manner that appropriately addresses potential environmental and flooding impacts.	**AO18**	*In partial fulfilment of Performance Outcome PO18:-* The *extractive industry* is established and operated in accordance with a lake management plan (supported by modelling) that:- (a) considers the full development scenario for the Meridan Plains Extractive Resource Area and its external influences; and (b) identifies and addresses all environmental and flooding impacts and the measures to manage the potential impacts. Note—a lake management plan is intended to be prepared for the entire area as well as individual sites.
Site Rehabilitation and End Use			
PO19	The *extractive industry* provides for the progressive rehabilitation of all areas subject to *extractive industry* operations to a stable and restored state such that the land is suitable for use in accordance with **Figure 9.3.7B (Meridan Plains extractive resource area end use concept plan)**.	**AO19.1**	The extractive industry provides for site rehabilitation to be carried out on a progressive basis at the conclusion of each stage of extraction, providing for:- (a) clean-up works (taking particular account of areas of possible soil contamination); (b) minimisation of potential for erosion from the *site* and sediment transport across the *site*; (c) management of the quality of stormwater, water and seepage released from the *site* such that releases of contaminants are not likely to cause environmental harm; (d) management of any actual and potential *acid sulfate soils* in or on the *site*; (e) a stable final landform and soil profile; (f) local native *vegetation* suitable for establishment in the coastal plain to be planted, established and maintained; (g) management of weeds; and (h) public *infrastructure* (including pathways) to be provided in those areas dedicated as *public open space*.
		AO19.2	The *extractive industry* provides for all lakes created through the extraction process to achieve an end use water quality standard at least suitable for secondary contact recreation use with a self managing pH range of 5.0 to 8.5 and metal concentrations and hardness similar to background concentrations in the adjacent Mooloolah River (as at 2006).

Performance Outcomes		Acceptable Outcomes	
		AO19.3	The *extractive industry* provides for all rehabilitation works to be undertaken in accordance with an expected final landform design and site rehabilitation plan. Note—a final landform design and site rehabilitation plan is intended to be prepared for the entire area as well as individual *sites*.
		AO19.4	The *extractive industry* provides for the long term management of any rehabilitated lands or lakes dedicated to *Council* as *public open space* or esplanade.
Infrastructure Agreement			
PO20	The *extractive industry* occurs in accordance with an infrastructure agreement made with the *Council* that:- (a) incorporates the agreed plan of staging for extraction on the *site*; (b) provides for the establishment and maintenance of *transport routes* necessary to support development of the extractive resource area; (c) establishes the performance bonding arrangements for:- (i) the operation of the *extractive industry* in accordance with the lake management plan and site based management plan; (ii) the rehabilitation of the *site* in accordance with the final landform design and site rehabilitation plan; and (iii) the long term management of any rehabilitated lands or lakes dedicated to *Council* as *public open space* or esplanade; and (d) specifies any other obligation of the parties necessary to ensure the extraction, rehabilitation and ongoing maintenance of the extractive resource area.	**AO20**	No acceptable outcome provided.

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Figure 9.3.7A Meridan Plains extractive resource area master plan

<To be inserted>

Figure 9.3.7B Meridan Plains extractive resource area end use concept plan

<To be inserted>

9.3.8 Home based business code

9.3.8.1 Application

(1) This code applies to ~~self assessable~~ accepted development and assessable development identified as requiring assessment against the Home based business code by the tables of assessment in Part 5 (Tables of assessment).

(2) The acceptable outcomes in Table 9.3.8.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) are requirements for applicable accepted development.

(3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.8.2 Purpose and overall outcomes

(1) The purpose of the Home based business code is to ensure *home based business* is conducted in a manner which is appropriate to the preferred character of the area and protects the amenity of surrounding premises.

(2) The purpose of the Home based business code will be achieved through the following overall outcomes:-

(a) a *home based business* is domestic in scale and operates in a manner that is subservient and *ancillary* to the residential use on the premises; and

(b) a *home based business* is compatible with the preferred character of the local area and does not adversely impact upon the amenity of adjoining or nearby *sensitive land uses*.

9.3.8.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.8.3.1 ~~Criteria~~ Requirements for ~~self assessable~~accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Operation as Bona Fide Working From Home Activity			
PO1	The *home based business* is conducted as a bona fide working from home activity.	**AO1.1**	Except where a *bed and breakfast*, the *home based business* is conducted:- (a) in, under or within the curtilage of the *dwelling house*; (b) within a *dual occupancy*; or (c) within a *multiple dwelling*. **OR** For a *home based business* operating as a *bed and breakfast*, the *bed and breakfast* is conducted within the *dwelling house*.
		AO1.2	A resident of the *dwelling* conducts the *home based business*.
Residential Appearance and Character			
PO2	The *home based business* is conducted such that buildings on the *site* retain a residential appearance and character.	**AO2**	The external appearance and character of the *dwelling* is not modified to accommodate the *home based business*.
Scale of Use and Protection of Residential Amenity			
PO3	The *home based business* is limited in size and scale so that:- (a) the amenity of the existing neighbourhood is protected; and (b) the *home based business* remains	**AO3.1**	For a *home based business* (other than a *bed and breakfast*) conducted in, under or within the curtilage of a *dwelling house*:- (a) the total *gross floor area* used for the *home based business* does not

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Performance Outcomes		Acceptable Outcomes	
	ancillary to the use of the *dwelling house* as a private permanent residence.		exceed:- (i) 40m² where the *dwelling house* is located on a lot not exceeding 2,000m² in area; or (ii) 80m² where the *dwelling house* is located on a lot exceeding 2,000m² in area; (b) no more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and (c) the *home based business* does not involve more than:- (i) 1 person who is a non-resident of the *dwelling house*; or (ii) where the *site* is included in the Rural zone, 4 persons who are non-residents of the *dwelling house*. **OR** For a *home based business* conducted within a *dual occupancy* or *multiple dwelling*:- (a) the total *gross floor area* used for the *home based business* does not exceed 20m²; (b) the *home based business* does not involve outdoor *use areas*; (c) no more than 2 customers or clients are present at any one time and no more than 4 customers or clients are present in any one day; and (d) the *home based business* involves only the persons who are residents of the *dwelling*. **OR** For a *home based business* operating as a *bed and breakfast*:- (a) at least one bedroom within the *dwelling house* is excluded from use by guests; and (b) the maximum number of bedrooms used to accommodate guests is 3 and the maximum number of guests accommodated at any one time is 6.
		AO3.2	Not more than one *home based business* is conducted on the premises.
PO4	The *home based business* does not involve any materials, equipment or processes that cause nuisance or adversely impact on residential amenity.	**AO4.1**	The *home based business* does not produce any dust emissions beyond the *site* boundaries.
		AO4.2	The *home based business* does not produce any odour emissions or a noticeable smell in excess of 1 odour unit at the *site* boundaries.
		AO4.3	The *home based business* does not produce noise which exceeds the background noise level plus 5 dB(A) (8.00am to 6.00pm) (measured at adjusted sound level) at the *site*

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Performance Outcomes		Acceptable Outcomes	
			boundaries.
		AO4.4	A maximum of one commercial vehicle associated with the *home based business* is parked/garaged on the *site*.
		AO4.5	Materials or equipment used or goods manufactured, serviced or repaired are stored within a building on the premises.
		AO4.6	Trade person's storage and horticultural activities are located at the rear of the *dwelling* and any vehicle, or stored equipment or materials, is screened from view from all public places and adjoining residential premises.
		AO4.7	Where goods are offered for sale from the premises, the public display of such goods:- (a) does not occur outside of a building; and (b) is not visible from the street or another public place.
PO5	The hours of operation of the *home based business* do not cause a nuisance or adversely impact on residential amenity.	**AO5**	For a *home based business*, other than a *bed and breakfast*, the hours of operation are limited to:- (a) 8.00am and 6.00pm, Mondays to Saturdays; and (b) not at all on Sundays or public holidays. Note—office administration functions and activities that do not involve visitors by customers or clients, deliveries or noise related activities may occur outside of the hours of operation.
Traffic Impacts			
PO6	Traffic impacts of the *home based business* are no greater than that which might reasonably be expected in a residential location.	**AO6.1**	The *home based business* does not involve the use of a motor vehicle with a carrying capacity exceeding 2.5 tonnes.
		AO6.2	Commercial deliveries or collections are limited to a vehicle no larger than a courier van and no more than 2 deliveries or collections per day.
		AO6.3	Loading or unloading activity is undertaken entirely within the *site* and only during the hours of operation specified by Acceptable Outcome AO5.
Signage			
PO7	Signage associated with the *home based business* is small, unobtrusive and appropriate to its location and setting.	**AO7**	Not more than 1 sign is erected on the premises and the sign:- (a) includes only the name of the occupier and/or the business conducted on the premises; (b) has a maximum *signface area* of:- (i) 0.3m² where in an *urban zone*; or (ii) 0.5m² where in another zone; (c) is attached to a fence or wall; and (d) is not illuminated or in motion.
Impact on Services and Utilities			
PO8	The *home based business* does not impact on the capacity of *infrastructure* services.	**AO8**	No greater load is imposed on any public utility than would reasonably be expected from the normal residential use of the

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Performance Outcomes		Acceptable Outcomes	
			dwelling.
Additional Requirements for Bed and Breakfast Accommodation			
Temporary Accommodation			
PO9	*Bed and breakfast* accommodation is provided for short-term stay only.	**AO9**	Guests stay no more than 14 consecutive nights.
Guest Facilities			
PO10	An acceptable standard of facilities is provided for guests of the *bed and breakfast*.	**AO10.1** **AO10.2**	Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host family or other guests. A separate bathroom and toilet facility is provided within the *dwelling house* for the exclusive use of guests.
Access and Parking			
PO11	Sufficient parking spaces are provided on the *site* to cater for guests of the *bed and breakfast*.	**AO11**	A minimum of 1 (one) on-site car parking space per guest bedroom is provided in addition to the car parking spaces required for a *dwelling house*. Note—car parking spaces may be provided in a tandem configuration, provided that all spaces are wholly contained within the *site* such that parked vehicles do not protrude into the road reserve.
PO12	The design and management of *access*, parking and vehicle movement on the *site* facilitates the safe and convenient use of the *bed and breakfast* by residents and visitors.	**AO12**	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-050 and R-056 as applicable; and (b) *AS2890 Parking facilities – Off-street parking*.

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9.3.9 Industry uses code

9.3.9.1 Application

(1) This code applies to ~~self assessable~~ accepted development and assessable development identified as requiring assessment against the Industry uses code by the tables of assessment in Part 5 (Tables of assessment).

(2) The acceptable outcomes in Table 9.3.9.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) are requirements for applicable accepted development.

(3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.9.2 Purpose and overall outcomes

(1) The purpose of the Industry uses code is to ensure industry uses are designed and operated in a manner which meets the needs of the industry use, protects public safety and environmental values and appropriately responds to amenity considerations.

(2) The purpose of the Industry uses code will be achieved through the following overall outcomes:-

(a) the scale and intensity of an industry use is compatible with its location and setting;

(b) an industry use incorporates a site layout and building design that provides for the efficient and safe conduct of industrial activities and contributes to a well organised development that is attractive when viewed from the street;

(c) an industry use does not cause environmental harm or nuisance, including the contamination of land or water;

(d) an industry use avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby *sensitive land uses*, where these uses are located in a zone other than an *industry zone*;

(e) an industry use incorporates service areas and waste management processes and systems that are efficient and maximise opportunities for reuse or recycling; and

(f) an industry use provides a safe and pleasant environment for employees and visitors to the *site*.

9.3.9.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.9.3.1 ~~Criteria~~ Requirements for ~~self assessable~~accepted development and performance outcomes and acceptable outcomes for assessable development[6]

Performance Outcomes		Acceptable Outcomes	
Built form, Streetscape Character and Protection of Amenity			
PO1	Buildings and structures associated with the industrial use:- (a) are of a scale and design which is appropriate for an industrial setting, whilst contributing positively to the visual character and *streetscape* of the area; and (b) are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby	**AO1.1** **AO1.2**	The *site cover* of all buildings and structures on the *site* does not exceed 70%. Buildings and structures are *setback* a minimum of:- (a) 6 metres from the primary street *frontage*; (b) 3 metres from any secondary street *frontage*; and

[6] Note—for ~~self assessable~~accepted development in an existing building, only acceptable outcomes AO8.1, AO8.2, AO8.3, AO8.4, AO8.5, AO9.1, AO9.2, AO9.3, AO10.1, AO10.2, AO12 and AO13 of **Table 9.3.9.3.1 (~~Criteria~~ Requirements for ~~self assessable~~accepted development and performance outcomes and acceptable outcomes for assessable development)** apply.

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Performance Outcomes		Acceptable Outcomes	
	non-industrial uses.		(c) 3 metres from any side or rear boundary, except where:- (i) a built to boundary wall, in which case no *setback* requirement applies; or (ii) adjoining a *sensitive land use* or land in a *residential zone* or the Community facilities zone, in which case a minimum *setback* of 10 metres applies.
		AO1.3	Where the *site* has a common boundary with a *sensitive land use*:- (a) no openings occur in walls facing a common boundary; (b) acoustic screening is provided to all areas where work could be conducted outside of the building, including waste storage and refuse areas, so that off-site noise emissions are avoided or do not cause nuisance; and (c) noise emitting services such as air conditioning equipment, pumps and ventilation fans are located as far as practicable from the *sensitive land use*.
		AO1.4	The main entry to any building is easily identifiable, and directly accessible, from the street, or the primary street *frontage* if the *site* has more than one street *frontage*.
PO2	The industrial use is attractive when viewed from a *major road*.	**AO2**	Where the industrial use has *frontage* to or overlooks a *major road*:- (a) building design incorporates variations in parapet design, roofing heights and treatments; (b) a 3 metre wide landscape strip is provided adjacent to the *frontage* of the *site* within the *site* boundaries; and (c) any security fencing is set within or located behind the landscape strip rather than adjacent to a *major road*.
Landscapes and Buffering			
PO3	The industrial use incorporates landscapes that:- (a) makes a positive contribution to the *streetscape*; (b) provides shade to open car parking areas; and (c) buffers the development from adjoining *sensitive land uses*.	**AO3.1**	A minimum of 10% of the *site* is landscaped.
		AO3.2	A landscape strip, with a minimum width of 2 metres, is provided within the *site* boundaries adjacent to all street *frontages*.
		AO3.3	Tree planting is provided to street *frontages* that will achieve canopy spread over 50% of the *site frontage* within 5 years of planting.
		AO3.4	Shade trees are provided in car parking areas at a ratio of 1 tree for every 6 car parking spaces.
		AO3.5	Landscaped areas provide for deep root planting in natural ground which is clear of *infrastructure* and exclusive of hard

Performance Outcomes		Acceptable Outcomes	
			paved areas, such as car parking, service areas, paths and the like.
		AO3.6	Where adjoining a *sensitive land use*, or land included in a *residential zone*, a minimum 1.8 metre high solid screen fence and a minimum 3 metre wide landscape strip is provided for the full length of the common boundary.
Services and Utilities			
PO4	The industrial use is connected to essential *infrastructure* and services.	**AO4**	The industrial use is connected to the reticulated water supply, sewerage and electricity *infrastructure* networks.
PO5	The industrial use is provided with a stormwater management system which:- (a) makes adequate provision for drainage of the premises to a lawful point of discharge; and (b) conveys external catchment stormwater through the development.	**AO5**	Where the industrial use is on a lot with a finished level that falls to the road, stormwater is:- (a) piped to kerb and channel; or (b) connected directly into the *Council's* piped stormwater *infrastructure* network. **OR** Where the industrial use is on a lot with a finished level that falls away from the road, stormwater is:- (a) connected into an inter-allotment drainage easement; or (b) connected directly into the *Council's* piped stormwater *infrastructure* network.
PO6	The industrial use provides the site frontage works, *access* and manoeuvring arrangements and on-site *infrastructure* and services necessary to accommodate the use and facilitate the coordinated development of the *site* and the locality.	**AO6.1** **AO6.2** **AO6.3** **AO6.4** **AO6.5**	Kerb and channel is constructed for the full length of the road *frontage* in accordance with the standards specified in the **Planning scheme policy for development works**. Reinforced industrial rated crossovers are provided in accordance with the standards specified in the **Planning scheme policy for development works**. All hardstand areas are sealed in accordance with the standards specified in the **Planning scheme policy for development works**. The layout and design of the development provides for the loading and un-loading of goods to be accommodated on site. The layout and design of the development provides for on-site storage of refuse so that it is not visible from the street.
PO7	Development works and connections to *infrastructure* and services are undertaken in accordance with accepted engineering standards and are complete prior to the commencement of the use.	**AO7.1** **AO7.2**	All development works are certified by a Registered Professional Engineer Queensland (RPEQ). All connections to *infrastructure* and services are in accordance with the requirements of the relevant infrastructure entity.
Environmental Performance			

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Performance Outcomes		Acceptable Outcomes	
PO8	The industrial use ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to, or have an unreasonable impact on, adjoining or nearby premises. Note—in addition to complying with the corresponding acceptable outcomes, development involving industry activities will need to comply with relevant environmental legislation including the *Environmental Protection Act 1994* and subordinate legislation.	**AO8.1** **AO8.2** **AO8.3** **AO8.4** **AO8.5**	The industrial use achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environment Protection (Noise) Policy*. The industrial use achieves the environmental values and air quality objectives set out in the *Environmental Protection (Air) Policy*. The industrial use does not produce any odour emissions in excess of 1 odour unit beyond the *site* boundaries. The industrial use ensures that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the *site* does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards. Vibrations resulting from the industrial use do not exceed the maximum acceptable levels identified in *Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)*.
PO9	The industrial use provides for the collection, treatment and disposal of all liquid waste such that:- (a) there is no off-site release of contaminants; (b) all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and (c) there are no adverse impacts on the quality of surface water or groundwater resources.	**AO9.1** **AO9.2** **AO9.3**	Waste water associated with the industrial use is disposed of to the reticulated sewerage system or an on-site industrial waste treatment system. Liquid wastes that cannot be disposed of to the reticulated sewerage system, or an on-site industrial waste treatment system, are disposed of off-site to an approved waste disposal facility. No discharge of waste occurs to stormwater systems, local *waterways* (including dry *waterways*) or *wetlands*.
PO10	The industrial use ensures that stormwater does not contaminate surface water.	**AO10.1** **AO10.2**	Areas where potentially contaminating substances are stored or used are roofed. Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.
On-site Amenities for Employees			
PO11	The industrial use includes on-site amenities for employees that contribute to the establishment of a socially amenable work environment.	**AO11**	An on-site recreation area is provided in a private location, removed from any noisy or odorous activities, that incorporates:- (a) seating, tables and rubbish bins; (b) protection from the weather; and (c) safe access for all staff.
On-site Office and Administration Functions			
PO12	Any office and administration functions conducted on the *site* are *ancillary* to the industrial use.	**AO12**	The area used for office and administration functions is limited to 200m² or 10% of the *gross floor area* of the premises, whichever is the lesser.

Performance Outcomes		Acceptable Outcomes	
On-site Sales			
PO13	Any retail sales conducted on the *site* are *ancillary* to the industrial use.	**AO13**	On-site retail sales of goods manufactured or assembled on the premises, including display areas, is limited to a *gross floor area* of 200m² or 10% of the *gross floor area* of the premises, whichever is the lesser. **OR** On-site retail sales of goods not manufactured or assembled on the premises, including display areas, is limited to a *gross floor area* of 50m² or 10% of the *gross floor area* of the premises, whichever is the lesser.

Table 9.3.9.3.2 Additional ~~criteria~~ performance outcomes and acceptable outcomes for assessable development ~~only~~

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	The industry use is established on land included in an *industry zone*, or another zone that is suitable, having regard to:- (a) the suitability of the land for an industry use; (b) the nature, scale and intensity of the industry use; (c) the *infrastructure* and services needs of the industry use; and (d) the preferred character of the local area.	**AO1**	No acceptable outcome provided.
PO2	The industrial use is located on a *site* which has an area and dimensions capable of accommodating a well-designed and integrated industry development, incorporating required buildings, parking and service areas, storage areas, landscapes, vehicle *access* and on-site movement.	**AO2**	No acceptable outcome provided.
Site Layout			
PO3	The layout and design of the industrial use ensures that:- (a) premises are safe, secure and legible; (b) movement systems (including roads and pathways), and accessible on-site parking and manoeuvring areas, meet the needs of users and employees; (c) premises contribute to an attractive address to the street, with buildings integrated with landscapes and security fencing to provide a quality contemporary appearance; and (d) surplus areas that may become unsightly or difficult to manage due to their size, configuration or access limitations are not created.	**AO3**	No acceptable outcome provided.
Integration of Site Infrastructure and Services			
PO4	Where the industry use is located on a large *site* which is intended to be developed incrementally or in stages, the industrial use is designed to allow	**AO4**	Development design makes allowance for proposed and future *infrastructure* and servicing requirements, including where relevant:-

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Performance Outcomes		Acceptable Outcomes	
	for the *infrastructure* and service requirements of future users.		(a) access and space allocation for any future trade waste connection to sewer; (b) storage tanks; (c) refuse storage areas; (d) recycling storage areas; (e) waste pre-treatment devices; (f) other ancillary equipment; (g) car parking and manoeuvring areas; and (h) water recycling, retention and re-use *infrastructure*.
Hazardous Materials and Dangerous Goods			
PO5	Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause:- (a) a public health or safety hazard; or (b) environmental harm or nuisance.	**AO5**	No acceptable outcome provided.

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9.3.10 Market code

9.3.10.1 Application

(1) This code applies to ~~self assessable~~ accepted development and assessable development identified as requiring assessment against the Market code by the tables of assessment in Part 5 (Tables of assessment).

(2) The acceptable outcomes in Table 9.3.10.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) are requirements for applicable accepted development.

(3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.10.2 Purpose and overall outcomes

(1) The purpose of the Market code is to ensure *markets* are appropriately located, and are operated in a manner which is economically, environmentally and socially sustainable and appropriately responds to local amenity issues.

(2) The purpose of the Market code will be achieved through the following overall outcomes:-

(a) *markets* are established in locations of community attraction;

(b) *markets* are established where *infrastructure* and services are available or can easily be provided to meet the needs of users; and

(c) *markets* operate in a manner which takes account of:-

(i) the amenity of the local area; and
(ii) the viability of local businesses.

9.3.10.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.10.3.1 ~~Criteria~~ Requirements for ~~self assessable~~ accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	The *market* is operated at a location where the attraction of a large number of people is consistent with the preferred character of the local area.	**AO1**	The *market* is located on or adjoining land included in a *centre zone*, the Community facilities zone, the Open space zone or the Sport and recreation zone.
PO2	The *market*:- (a) promotes community, entertainment, local farmers and food production, local creative and cultural products and non-profit uses in the *market*; and (b) minimises economic impacts on established businesses in the vicinity of the *market*.	**AO2.1** **AO2.2**	A minimum of 10% of stalls are used for one or more of the following:- (a) entertainment; (b) creative or artistic activities or performances; (c) sales of fresh food and produce; (d) home-made goods; and (e) activities conducted by or on behalf of a non-profit or community organisation. Where *market* stalls are proposed to be located adjacent to existing *shops*, the *market* is not held on more than 1 day per week.
Site Layout			
PO3	The *market* is designed to provide for:- (a) convenient pedestrian access and	**AO3.1**	Pedestrian access or pathways, a minimum of 2 metres wide, are provided

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Performance Outcomes		Acceptable Outcomes	
	movement; (b) legibility and accessibility between stalls and existing surrounding uses; and (c) pedestrian comfort and safety, including the provision of public convenience facilities.		between:- (a) stall fronts; and (b) stalls and existing shop fronts.
		AO3.2	Public toilets:- (a) are provided within the area of the *market*, or are located within 250 metres of the *market*; and (b) remain open and accessible for use during *market* hours.
		AO3.3	Directional signage is provided to identify the location of, and entry to, public toilet facilities.
Operation and Protection of Amenity			
PO4	The *market* is operated in a manner that does not cause environmental nuisance to neighbouring and nearby residents and other *sensitive land uses*, having regard to:- (a) the generation of noise, dust, odour and light emissions; and (b) hours and frequency of operation.	**AO4.1**	The *market* is conducted, including set-up and pack-up time, between the hours of 5.00am and 10.00pm.
		AO4.2	The *market* is conducted, excluding set-up and pack-up time, for not more than 8 hours.
		AO4.3	Where other than provided for by Acceptable Outcome AO2.2, the *market* is held on not more than two days per week.
		AO4.4	Noise generated from the *market* complies with the level of noise emissions prescribed under the *Environmental Protection (Noise) Regulations 1997.*
		AO4.5	Any outdoor lighting associated with the *market* is designed, installed, operated and maintained in accordance with *AS4282 – The Control of the Obtrusive Effects of Outdoor Lighting.*
		AO4.6	Any temporary lighting is dismantled immediately on closure of the *market*.
Waste Management			
PO5	The *market* is established and operated to provide a safe and healthy environment and provides waste disposal facilities which are appropriate to the type and scale of the *market*.	**AO5.1**	Waste containers are provided on the premises for the disposal of waste from stall holders and the public, at a rate of:- (a) 1 standard waste container for each food stall (not including existing street bins); and (b) 1 standard waste container and 1 recycled waste container for every 4 non-food stalls (not including existing street bins).
		AO5.2	The *use area* for the *market* is left in a clean state at the end of each *market* day.
Maintenance of Pedestrian Environment			
PO6	The design and management of access, parking and vehicle movement ensures that:- (a) safe vehicular, pedestrian and cyclist access is provided to and from the *site*; and (b) the functioning of the road network is protected.	**AO6**	Where the *market* is conducted on a footpath and the adjoining road remains open to vehicle use, a minimum 1.2 metre clearance from the kerb to any *market* structure or *use area* is provided.

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Performance Outcomes		Acceptable Outcomes	
Parking and Access			
PO7	Sufficient parking spaces are provided on the *site* to cater for the *market*.	**AO7**	Where the *market* is conducted on private property, on-site car parking is provided at a rate of 1 space per 20m² of *use area*.
PO8	The *market* provides adequate access for emergency vehicles.	**AO8**	A clear movement path, at least 3 metres in width, is maintained through or around the *market* to allow emergency vehicle access.

Part 9

9.3.11 Multi-unit residential uses code

9.3.11.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Multi-unit residential uses code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.11.2 Purpose and overall outcomes

(1) The purpose of the Multi-unit residential uses code is to ensure multi-unit residential uses are of a high quality design which appropriately responds to local character, environment and amenity considerations.

(2) The purpose of the Multi-unit residential uses code will be achieved through the following overall outcomes:-

(a) a multi-unit residential use is visually attractive, with a built form which addresses the street and integrates with surrounding development;

(b) a multi-unit residential use incorporates building design that responds to the region's sub-tropical climate as well as the character of the particular local area;

(c) a multi-unit residential use incorporates high quality landscapes and well designed and useable communal and *private open space* areas that provide visual relief to the built form; and

(d) a multi-unit residential use provides a high standard of privacy and amenity for residents.

9.3.11.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.11.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Site Layout and Relationship of Buildings to Site Features			
PO1	The multi-unit residential use is sited and designed so as to:- (a) take account of its setting and site context; (b) create an attractive living environment for residents; and (c) make a positive contribution to the character of the street and local area.	**AO1**	No acceptable outcome provided.
PO2	The multi-unit residential use is located on a *site* which has an area and dimensions capable of accommodating a well-designed and integrated multi-unit residential development incorporating:- (a) vehicle *access*, parking and manoeuvring areas; (b) communal and *private open space* areas and landscapes; and (c) any necessary buffering to incompatible uses or sensitive environments.	**AO2.1** **AO2.2**	The multi-unit residential use is located on a lot having a minimum area of 800m². The multi-unit residential use is not located on a hatchet/battle axe lot or a lot otherwise relying upon *access* via an easement.
Relationship of Buildings to Streets, Public Spaces and Private Open Space			
PO3	The multi-unit residential use is sited and designed to:- (a) provide a visibly clear pedestrian	**AO3**	The building is sited and designed such that:- (a) the main pedestrian entrance to the

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Performance Outcomes		Acceptable Outcomes	
	entrance to and from the building; and (b) minimise the potential for pedestrian and vehicular conflict.		building (or group of buildings) is located on the primary street *frontage*; (b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned; and (c) vehicular *access* to the *site* is separate from the pedestrian *access*.
PO4	The multi-unit residential use is sited and designed to:- (a) address and provide a semi-active frontage to the street, adjacent parkland and other public areas; (b) promote casual surveillance of public and semi-public spaces; (c) contribute to a residential character; and (d) achieve a high level of amenity for dwellings within the *site*.	**AO4**	The building is sited and designed such that:- (a) street and parkland frontages comprise "semi-active uses/spaces" such as habitable rooms of *dwellings* or *rooming units*, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and (b) the number of *dwellings*, *rooming units*, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is maximised.
PO5	The multi-unit residential use is designed to screen car parking areas, services and mechanical plant.	**AO5.1** **AO5.2**	Any car parking area or other associated structures are integrated into the design of the development such that:- (a) they are screened from view from frontages to streets, parks and adjoining land; (b) they are not located between the building and the street address; and (c) a *basement* or undercroft car parking area does not protrude above the adjacent ground level by more than 1 metre. Services and mechanical plant, including individual air conditioning equipment for *dwellings* or *rooming units*, is visually integrated into the design and finish of the building or effectively screened from view.
Residential Density			
PO6	A multi-unit residential use has a *residential density* that is compatible with the intent of the zone and the preferred character for the local area in which it is located.	**AO6**	Except where otherwise specified in a structure plan or local plan code, the site density for a multi-unit residential use:- (a) is between 30 and 50 *equivalent dwellings* per hectare where in the Medium density residential zone, District centre zone or Local centre zone; and (b) is not less than 50 *equivalent dwellings* per hectare where in the High density residential zone, Tourist accommodation zone or Major centre zone.
Building Massing and Composition			
PO7	The multi-unit residential use is sited and designed in a manner which:- (a) maximises the retention of existing *vegetation* and allows for spaces and landscapes between buildings; (b) allows sufficient area at ground	**AO7.1**	Except where otherwise specified in a structure plan or local plan code, the *site cover* of all buildings on a *site* does not exceed:- (a) 50% if 1 *storey*; and (b) 40% if 2 or more *storeys*.

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Performance Outcomes		Acceptable Outcomes	
	level for communal open space, site facilities, resident and visitor parking, landscapes and maintenance of a residential *streetscape*; and (c) demonstrates 3 dimensional modelling that reduces:- (i) the scale and bulk of the building; and (ii) the appearance of continuous blank walls.		Note—where a multi unit residential use is provided above the podium level of a *mixed use building* in a *centre zone* or the Tourist accommodation zone, the *site cover* requirements of **Section 9.3.1 (Business uses and centre design code)** apply.
		AO7.2	Buildings above 4 *storeys* in height are not wider than they are high.
		AO7.3	The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15 metres.
		AO7.4	The building incorporates most or all of the following design features:- (a) variations in plan shape, such as curves, steps, recesses, projections or splays; (b) variations in vertical profile, with steps or slopes at different levels; (c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a facade treatment at a finer scale than the overall building structure; (d) balconies, verandahs or terraces; and (e) planting, particularly on podiums, terraces and low level roof decks.
		AO7.5	Existing mature trees are retained and incorporated into the design of the development wherever practicable.
PO8	The multi-unit residential use is sited and designed so as to:- (a) provide amenity for users of the premises whilst preserving the visual and acoustic privacy of adjoining and nearby properties; (b) provide adequate distance from adjoining uses; (c) preserve any existing *vegetation* that will buffer the proposed building; (d) allow for landscapes to be provided between buildings and street *frontages* and between neighbouring buildings; and (e) maintain the visual continuity and pattern of buildings and landscape elements within the street.	**AO8**	Except where otherwise specified in a structure plan or local plan code, buildings and structures comply with the minimum boundary *setbacks* in **Table 9.3.11.3.2 (Minimum boundary setbacks for multi-unit residential uses)**. Note—where a multi-unit residential use is provided above the podium level of a *mixed use building* in a *centre zone* or the Tourist accommodation zone, the boundary *setback* requirements of **Section 9.3.1 (Business uses and centre design code)** apply.
PO9	The multi-unit residential use is in a building which has a top level and roof form that is shaped to:- (a) provide an articulated and visually attractive skyline silhouette; and (b) screen mechanical plants from view.	**AO9**	No acceptable outcome provided.
Privacy			
PO10	The multi-unit residential use ensures that *dwellings*, *rooming units*, *private open spaces* and adjoining residential uses are provided with a reasonable	**AO10.1**	Non-habitable room windows of one *dwelling* or *rooming unit* are not located opposite windows of another *dwelling* or *rooming unit* unless views are controlled

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Performance Outcomes		Acceptable Outcomes	
	level of privacy.		by screening devices, distance, landscapes or design of the opening.
		AO10.2	Where habitable room windows look directly at habitable room windows in an adjacent *dwelling* or *rooming unit* within 2 metres at the ground *storey*, or 9 metres at levels above the ground *storey*, privacy is protected by:- (a) window sill heights being a minimum of 1.5 metres above floor level; or (b) fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 1.8 metres.
		AO10.3	The outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas is screened where direct view is available into *private open space* of an existing *dwelling*.
Open Space and Landscapes			
PO11	The multi-unit residential use provides communal and *private open space* and landscapes such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces, and accommodate visitors.	**AO11.1**	A 2 metre wide landscape strip is provided along the full length of the street *frontage* (excluding driveways and pathways).
		AO11.2	For development involving 10 or more *dwellings*, at least 10% of the area of the *site* is provided as communal open space, exclusive of required landscape strips and clothes drying areas.
		AO11.3	Each ground floor *dwelling* or *rooming unit* has a courtyard or similar *private open space* area directly accessible from the main living area which is not less than 20m² in area with a minimum dimension of 3.5m.
		AO11.4	Each *dwelling* or *rooming unit* above ground level has a balcony or similar *private open space* area directly accessible from the main living area which is not less than 12m² in area with a minimum dimension of 3.0m.
		AO11.5	A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary.
PO12	Landscapes provided in conjunction with the multi-unit residential use:- (a) enhance privacy between *dwellings*, *rooming units* and *private open space* on the *site* and *adjoining premises*; (b) assist in providing microclimatic control to buildings, communal and *private open space*; (c) make a positive contribution to the *streetscape*; and	**AO12**	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	(d) maintain opportunities for casual surveillance of public and semi-public spaces.		
PO13	Fences and walls used in landscapes for the multi-unit residential use:- (a) assist the development to address the street; (b) enable the use of *private open space* abutting the street; (c) provide an acoustic barrier for traffic noise; (d) highlight site and building entrances; (e) maintain safety and opportunities for casual surveillance; and (f) do not unduly impact upon the amenity of the *site* or surrounding areas.	**AO13.1** **AO13.2** **AO13.3**	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street *frontages*. Front fences and walls have a maximum height of not more than:- (a) 1.8 metres if 50% transparent; or (b) 1.2 metres if solid. Front fences and walls are setback behind the 2 metre wide landscape strip.
Clothes Drying Facilities			
PO14	Communal clothes drying facilities are provided where *dwellings* or *rooming units* are not provided with individual drying facilities.	**AO14**	Where individual clothes drying facilities are not provided for each *dwelling* or *rooming unit*, one or more outdoor clothes drying areas fitted with robust clothes lines are provided in accessible locations to meet the clothes drying needs of residents.
PO15	Where individual clothes drying areas are provided on balconies, they do not adversely impact on the amenity of public places or neighbouring residential premises.	**AO15**	Individual clothes drying areas are concealed or screened from public view.
Additional Requirements for Rooming or Short Term Accommodation			
PO16	Except where in the form of a serviced apartment or self-contained accommodation, the *rooming accommodation* or *short-term accommodation* use is provided with sufficient kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.	**AO16**	No acceptable outcome provided.
Additional Requirements for Mixed Use Development			
PO17	Where the multi-unit residential use forms part of a *mixed use building* or development, the development provides residents with reasonable privacy and security.	**AO17.1** **AO17.2** **AO17.3**	Entry areas for the residents of, and visitors to, *dwellings* or *rooming units* are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas. Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for other building users. Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents of, and visitors to, residential accommodation.

Table 9.3.11.3.2 Minimum boundary setbacks for multi-unit residential uses

Column 1 Building height (above ground level) for that part of a building up to:-	Column 2 Boundary type	Column 3 Minimum setback in metres (m)
8.5 metres	Front (primary)	6m
	Front (secondary)	4m
	Side	2m
	Rear	2m
12 metres	Front (primary)	6m
	Front (secondary)	4m
	Side	3m
	Rear	6m
16 metres	Front (primary)	6m
	Front (secondary)	4m
	Side	4m
	Rear	6m
22 metres	Front (primary)	6m
	Front (secondary)	6m
	Side	7m
	Rear	6m
37.5 metres	Front (primary)	6m
	Front (secondary)	6m
	Side	8m
	Rear	8m

9.3.12 Nature and rural based tourism code

9.3.12.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Nature and rural based tourism code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.12.2 Purpose and overall outcomes

(1) The purpose of the Nature and rural based tourism code is to ensure nature and rural based tourism activities are appropriately located and designed in a manner which meets visitor needs, protects environmental and landscape values and protects the amenity of surrounding premises.

(2) The purpose of the Nature and rural based tourism code will be achieved through the following overall outcomes:-

(a) a nature or rural based tourism use is located and designed in a manner which sensitively responds to site characteristics;

(b) a nature or rural based tourism use provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;

(c) a nature or rural based tourism use is of a scale and intensity that is compatible with, and subservient to, its rural or natural setting and the preferred character of the local area;

(d) a nature or rural based tourism use does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities; and

(e) a nature or rural based tourism use is provided with appropriate utilities and services.

9.3.12.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.12.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	A nature or rural based tourism use is located such that it avoids land use conflicts with residents and rural uses on surrounding properties.	**AO1.1** **AO1.2**	The nature or rural based tourism use is sited so as to not overlook the living areas of neighbouring premises. The nature or rural based tourism use is *setback* at least:- (a) 50 metres from the common boundary of any property included in the Rural zone; and (b) 20 metres from any *site* boundary where the circumstances identified in (a) above do not apply.
PO2	The area of the *site* is sufficient to accommodate the use without detracting from the rural or natural character and amenity of the local area.	**AO2**	No acceptable outcome provided.
PO3	The nature or rural based tourism use is located such that it conserves the productive characteristics of ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A and ~~c~~Class B.	**AO3**	The nature or rural based tourism use:- (a) is not located on ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A or ~~c~~Class B; and (b) is separated from ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A and ~~c~~Class B

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Performance Outcomes		Acceptable Outcomes	
			and other farm activities such that it does not cause a land use conflict that would threaten the ongoing productive use of the ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A and ~~c~~Class B or an established farming enterprise. Note—~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A and ~~c~~Class B is identified ~~conceptually on **Strategic Framework Map SFM7 (Natural resource elements)**~~. under the State Planning Policy. Note—a site specific agricultural land assessment may be used to demonstrate that although the subject *site* is identified as ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A or ~~c~~Class B ~~on **Strategic Framework Map SFM7**~~under the State Planning Policy, it is in fact not ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A or ~~c~~Class B ~~pursuant to~~under the State Planning Policy. If such an assessment confirms that that land is not ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A or ~~c~~Class B (and this is independently verified where necessary), then Performance Outcome PO3 will not be relevant to the development.
Building Design and Appearance			
PO4	The scale, design and external finish of buildings:- (a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and (b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.	**AO4.1**	Buildings take the form of small, separate buildings which are visually separated.
		AO4.2	The architectural style and materials used for any new building:- (a) comprise a mix of lightweight and textured external materials such as timber cladding and corrugated iron roofs; (b) reflect the line, form, colour and texture found in the existing landscape and do not replicate artificial or imported themes; and (c) use muted earth/environmental tones that blend with the rural and natural environment. Note–appropriate colours will depend on the existing native *vegetation* and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown, and blue grey.
		AO4.3	Low reflectivity roofing and building materials are used.
Landscapes			
PO5	A nature or rural based tourism use incorporates site landscapes that:- (a) provide an attractive landscape setting for the enjoyment and appreciation of visitors; (b) visually screen and soften built form elements and integrate the development into the surrounding landscape; (c) utilise native endemic *vegetation* as the major planting theme; and (d) maximise the retention of existing	**AO5**	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	mature trees in order to retain the landscape character of the area.		
Temporary Accommodation			
PO6	Accommodation is provided for short-term stays only.	**AO6**	Guests stay no more than 14 consecutive nights.
Intensity of Use			
PO7	The size, scale and density of accommodation facilities:- (a) is appropriate to its environmental or rural location and setting; and (b) does not detract from the environmental or rural character and amenity of the local area.	**AO7.1**	For cabin accommodation:- (a) the *gross floor area* of each cabin does not exceed 60m²; (b) site density does not exceed 2 cabins per hectare; and (c) the maximum number of cabins on any *site* does not exceed 8.
		AO7.2	For *camping grounds*:- (a) site density does not exceed 20 camping sites per hectare; (b) the maximum number of camping sites on any *site* does not exceed 100; and (c) the total *gross floor area* of all buildings associated with the operation of the *camping ground* does not exceed 500m².
		AO7.3	For other forms of accommodation, no acceptable outcome provided.
Guest Facilities			
PO8	An acceptable standard of facilities is provided for guests.	**AO8.1**	For cabin accommodation:- (a) guest accommodation is self-contained; or (b) a common area or building is provided for meals and other facilities.
		AO8.2	For *camping grounds*, a minimum of 1 unisex toilet is provided on-site for every 10 camping sites.
		AO8.3	For other forms of accommodation, no acceptable outcome provided.
Services and Utilities			
PO9	A nature or rural based tourism use is provided with a level of *infrastructure* and services that:- (a) is appropriate to its location and setting; (b) maintains environmental and public health; and (c) is commensurate with the needs of users.	**AO9.1**	The nature or rural based tourism use is:- (a) connected to the reticulated sewer *infrastructure* network; or (b) where not located in a sewered area, the premises is connected to an on-site effluent treatment and disposal system. Note—the *Plumbing and Drainage Act 2003* sets outs requirements for on-site effluent treatment and disposal.
		AO9.2	The nature or rural based tourism use is:- (a) connected to the reticulated water supply *infrastructure* network; or (b) where reticulated water supply is not available, provided with an alternative potable water supply source (e.g. rainwater) that complies with the *Australian Drinking Water Guidelines (NHMRC, 2011)*.

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9.3.13 Relocatable home park and tourist park code

9.3.13.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Relocatable home park and tourist park code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.13.2 Purpose and overall outcomes

(1) The purpose of the Relocatable home park and tourist park code is to ensure *relocatable home parks* and *tourist parks* are appropriately located and are designed in a manner which meets the needs of residents and visitors and protects the amenity of surrounding premises.

(2) The purpose of the Relocatable home park and tourist park code will be achieved through the following overall outcomes:-

(a) a *relocatable home park* and *tourist park* is well located and offers convenient access to the services and facilities required to support residents' and travellers' needs;

(b) a *relocatable home park* and *tourist park* provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;

(c) a *relocatable home park* and *tourist park* is of a scale and intensity that is compatible with the preferred character of the local area;

(d) a *relocatable home park* and *tourist park* does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities; and

(e) a *relocatable home park* and *tourist park* is provided with appropriate utilities and services.

9.3.13.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.13.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Design and Layout			
PO1	The design and layout of the *relocatable home park* or *tourist park* ensures that residents and guests are provided with a high quality living environment.	**AO1**	The design and layout of the *relocatable home park* or *tourist park* complies with the Acceptable Solutions in the *Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1997,* published by the Department of Communication and Information, Local Government, Planning and Sport. Note—where the provisions of this code (from AO2 onwards) are different to the *Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1997*, the provisions of this code prevail.
Location and Site Suitability			
PO2	The *relocatable home park* or *tourist park* is located so that residents and guests have convenient access to:- (a) *tourist attractions*; (b) everyday commercial, community and recreation facilities; and	**AO2**	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	(c) public transport services.		
PO3	The *relocatable home park* or *tourist park* is located on a *site*:- (a) which has an area and dimensions capable of accommodating a well-designed and integrated facility; and (b) is reasonably accessible from the *major road* network.	**AO3.1**	The *relocatable home park* or *tourist park* site:- (a) is at least 2 hectares in area in the case of a *caravan park* or at least 4 hectares in area in the case of a *relocatable home park*; and (b) has a road *frontage* of at least 20 metres.
		AO3.2	Roads to which the *site* has *access*:- (a) have a minimum reserve width of 20 metres; (b) in an urban area, are fully constructed with kerb and channel and bitumen paving for the full *frontage* of the *site*; (c) in a rural area, are constructed to an acceptable all weather standard; and (d) are capable of accommodating any projected increase in traffic generated by the development.
Residential Amenity and Landscapes			
PO4	The *relocatable home park* or *tourist park* does not impact on the amenity of adjoining or nearby residential areas.	**AO4.1**	A 1.8 metre high solid screen fence is provided for the full length of any property boundary adjoining an existing residential use or land included in a *residential zone*.
		AO4.2	A 3 metre wide landscape strip is provided to the front, side and rear property boundaries of the *site*.
		AO4.3	Pools and other potentially noisy activities or mechanical plant are not located where they adjoin an existing residential use.
Privacy and Separation			
PO5	A reasonable level of privacy and separation is available to all residents within the *relocatable home park* or *tourist park*.	**AO5.1**	Individual relocatable home sites:- (a) are at least 200m² in area; (b) are *setback* at least 6 metres from any external road *frontage*; (c) have a minimum boundary width to any internal accessway of 10 metres; and (d) are clearly delineated and separated from adjoining sites by trees or shrubs.
		AO5.2	Relocatable homes are not sited within 1.5 metres of the side and rear boundaries or within 3 metres of the front boundary of the individual relocatable home site.
		AO5.3	Individual caravan, cabin and camp sites:- (a) are set back at least 12 metres from any external road *frontage* and 5 metres from any other property boundary; (b) are sited such that no part of any caravan or tent is within 3 metres of any other caravan, tent, cabin or building; (c) have a frontage of at least 10 metres to any internal accessway;

Performance Outcomes		Acceptable Outcomes	
			(d) are clearly delineated and separated from adjoining sites by trees or shrubs; (e) contain a clear area of at least 2.5 metres by 2.5 metres for outdoor space; and (f) ensure that no part of any caravan, cabin or tent is within 2 metres of any internal accessway.
Residential Density			
PO6	The *relocatable home park* or *tourist park* has a *residential density* that is compatible with the preferred character of the local area in which it is located.	**AO6**	The maximum site density for the *relocatable home park* or *tourist park* does not exceed 30 relocatable home or caravan sites per hectare. **OR** The total number of cabins within a *tourist park* does not exceed 1 cabin for every 3 caravan sites.
Recreational Open Space			
PO7	The *relocatable home park* or *tourist park* provides recreational open space that is:- (a) provided to meet the needs of all residents; and (b) designed to promote resident safety through casual surveillance.	**AO7.1** **AO7.2** **AO7.3** **AO7.4**	A minimum of 20% of the total site area, exclusive of landscape strips, is provided as recreational open space. A minimum of 50% of the required open space area is provided in one area. Recreational open space:- (a) has a minimum dimension of 15 metres; (b) contains one area at least 150m^2 in size; (c) is independent of landscape strips and clothes drying areas; (d) is located not more than 80 metres from any caravan, tent or cabin site or 150 metres from any relocatable home site; and (e) includes a fenced children's playground. A communal recreation building is provided for the use of residents.
Site Access and Parking			
PO8	The design and management of *access*, visitor parking and short term standing arrangements:- (a) facilitates the safe and convenient use of the *relocatable home park* or *tourist park* by residents and visitors; and (b) minimises the demand upon external roads and other public spaces for car parking associated with the use.	**AO8.1** **AO8.2** **AO8.3** **AO8.4**	Excluding any emergency access points, vehicle *access* is limited to 1 major entry/exit point on 1 road *frontage*. Visitor parking is located with direct access to the entry driveway and is located and sign-posted to encourage visitor use. For a *tourist park*, a short term standing area with a minimum dimension of 4 metres by 20 metres is provided either as a separate bay or as part of a one-way entrance road. No caravan or relocatable home site has direct *access* to a public road.
Internal Access and Circulation			
PO9	The design and management of internal vehicle and pedestrian access,	**AO9**	The design of internal access roads and footpaths and the location of visitor

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Performance Outcomes		Acceptable Outcomes	
	parking and vehicle movement on the *site* facilitates the safe and convenient use of the *relocatable home park* or *tourist park*.		parking areas complies with the following:- (a) vehicular access to each site is via shared internal accessways which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians; (b) accessways are designed to discourage vehicle speeds in excess of 15km/hr; (c) the accessway and footpath system together provide adequate access for service and emergency vehicles to each site and connect sites with amenities, recreational open space and external roads; (d) internal accessways comply with the following: (i) carriageway width is not less than 6 metres for two way traffic and not less than 4 metres for one way traffic; (ii) the verge width on both sides is not less than 1.5 metres; (iii) culs-de-sac have turning bays at the end capable of allowing conventional service trucks to reverse direction with maximum of two movements; (iv) all internal roads are sealed to the carriageway widths stated above; and (v) internal footpaths are a minimum width of 1.2 metres (internal footpaths may be accommodated within the carriageway of internal accessways serving 10 sites or less).
Amenities			
PO10	Caravan, tent and cabin sites are provided with adequate access to amenities for day-to-day living.	**AO10.1**	Except where private facilities are provided to each site, toilet, shower and laundry amenities are located:- (a) within 100 metres of every caravan, tent or cabin site; and (b) not closer than 6 metres to any caravan, tent or cabin site.
		AO10.2	Laundry and clothes drying facilities are provided for guests.
Additional requirements for a Relocatable Home Park For Retirement Housing			
Location and Site Suitability			
PO11	The *relocatable home park* is located so that residents have convenient access to:- (a) everyday commercial facilities; (b) community facilities and social services; and (c) regular public transport or facility specific transport that provides a comparable or better level of service.	**AO11**	The *relocatable home park* is located on a site within 400 metres walking distance of an activity centre or a public transport stop. **OR** Where a *relocatable home park* is not located close to an activity centre or a public transport stop, a regular, convenient and affordable transport service is provided for residents of the *relocatable home park* to the nearest activity centre or public transport

Performance Outcomes		Acceptable Outcomes	
			connection.
Accessibility			
PO12	The *relocatable home park* provides for easy and safe pedestrian and bicycle access and movement.	**AO12.1**	No relocatable home site is more than 250 metres walking distance from the site entry or exit point.
		AO12.2	All pathways and land used for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.
		AO12.3	Paths and ramps external to buildings are capable of accommodating two wheelchairs (side by side) at any one time.
		AO12.4	Development complies *with Australian Standard AS1428 – Design for Access and Mobility*.
PO13	A *relocatable home park* is serviceable by ambulance and for medical treatment and fire-fighting in emergency situations.	**AO13.1**	On-site 24 hour emergency service call facilities are available.
		AO13.2	An emergency evacuation plan is prepared, and clearly displayed.

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9.3.14 Residential care facility and retirement facility code

9.3.14.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Residential care facility and retirement facility code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.14.2 Purpose and overall outcomes

(1) The purpose of the Residential care facility and retirement facility code is to ensure *residential care facilities* and *retirement facilities*:-

(a) are appropriately located and integrated with the surrounding community;

(b) are designed in a manner which meets the needs of and provides a comfortable, adaptable and safe environment for residents; and

(c) protect the amenity of surrounding premises.

(2) The purpose of the Residential care facility and retirement facility code will be achieved through the following overall outcomes:-

(a) a *residential care facility* or *retirement facility* is conveniently located and provides for residents to have easy and direct access to public transport and community services and facilities;

(b) a *residential care facility* or *retirement facility* provides a home-like, non-institutional environment that promotes individuality, sense of belonging and independence;

(c) a *residential care facility* or *retirement facility* achieves a balance between providing specialised housing for residents whilst providing the opportunity for residents to participate in the wider community;

(d) a *residential care facility* or *retirement facility* is designed to be integrated with the surrounding community;

(e) a *residential care facility* or *retirement facility* is sited such that there is ease of movement, safety and legibility for residents and visitors; and

(f) a *residential care facility* or *retirement facility* is designed such that the comfort, safety, security, individuality, privacy and wellbeing of residents are promoted.

9.3.14.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.14.3.1 ~~Criteria~~Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	The *residential care facility* or *retirement facility* is conveniently located and provides for able bodied residents to have convenient access to:- (a) everyday commercial facilities; (b) community facilities and social services; and (c) regular public transport services.	**AO1**	The *residential care facility* or *retirement facility* is located:- (a) on a *site* within 800 metres walking distance of an activity centre; or (b) on a *site* within 400 metres walking distance of a transit station or public transport stop.
Site Area and Dimensions			
PO2	The *residential care facility* or	**AO2**	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	retirement facility is located on a *site* which has an area and dimensions suitable to enable the development of a well-designed and integrated facility that incorporates:- (a) accommodation and support facilities; (b) vehicle *access*, parking and manoeuvring; (c) stormwater treatment areas; (d) open space areas and landscapes; and (e) any necessary buffering to adjoining uses or other elements.		
Integration of Large Sites with Neighbourhoods and Street Networks			
PO3	The *residential care facility* or *retirement facility* is integrated with the surrounding neighbourhood and local transport, community facility and open space *infrastructure* networks.	**AO3**	The *residential care facility* or *retirement facility*:- (a) is connected to and forms part of the surrounding neighbourhood rather than establishing as a separate, semi–private enclave; (b) is integrated with and extends the existing or proposed *local transport network*; (c) provides for legible and direct pedestrian, bicycle and vehicular access for all residents to nearby existing and planned future activity centres, community facilities and *public open space*; and (d) clearly defines public, communal and *private open space*.
Residential Density for Retirement Facility			
PO4	A *retirement facility* has a *residential density* that is compatible with the intent of the zone and the preferred character for the local area in which it is located.	**AO4**	Except where otherwise specified in a structure plan or local plan code, the site density for a *retirement facility*:- (a) does not exceed 30 *equivalent dwellings* per hectare where in the Low density residential zone; (b) is between 30 and 50 *equivalent dwellings* per hectare where in the Medium density residential zone, District centre zone or Local centre zone; and (c) is not less than 50 *equivalent dwellings* per hectare where in the High density residential zone or Major centre zone.
Building Scale and Bulk			
PO5	The *residential care facility* or *retirement facility* is sited and designed in a manner which:- (a) results in a building scale that is compatible with surrounding development; (b) does not represent an appearance of excessive bulk to adjacent premises, the *streetscape* or other areas external to the *site*; (c) maximises the retention of existing *vegetation* and allows for spaces and landscapes between buildings; (d) allows sufficient area at ground level for private and communal open space, site facilities, resident	**AO5.1** **AO5.2**	Except where otherwise specified in a structure plan or local plan code, the *site cover* of a building or buildings does not exceed:- (a) 50% where a single *storey* form of development; or (b) 40% where a multi-storey form of development. Building bulk is reduced by incorporating a combination of the following elements in building design:- (a) verandahs; (b) recesses; (c) variation in materials, colours, and/or textures, including between levels; and

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Performance Outcomes		Acceptable Outcomes	
	and visitor parking, landscapes and maintenance of a residential *streetscape*; and (e) facilitates on-site stormwater management and vehicle access.		(d) variation in building form.
		AO5.3	The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.
		AO5.4	Any building does not exceed 40 metres in length, with separation between buildings, for the purposes of cross ventilation, articulation and light, of at least 6 metres.
Building Design and Streetscape Appearance			
PO6	The *residential care facility* or *retirement facility* is designed to:- (a) take account of its setting and site context; (b) create an attractive living environment for residents; and (c) make a positive contribution to the character of the street and local area.	**AO6.1**	The *residential care facility* or *retirement facility* incorporates a high standard of facility design that is responsive to the specific needs of its residents.
		AO6.2	Buildings are oriented to the street and provide casual surveillance of the street.
		AO6.3	Buildings and structures are *setback* a minimum of:- (a) 6 metres from the front boundary of the *site*; and (b) 4.5 metres from the side and rear boundaries of the *site*.
		AO6.4	Screening of balconies is limited to the side and rear boundaries, and the sides of balconies where needed, to prevent noise and overlooking of other *rooming units* or *dwellings* and recreation areas.
		AO6.5	Services structures and mechanical plant are screened or designed as part of the building.
PO7	The site layout and design of buildings forming part of the residential care facility or *retirement facility* promotes legibility, individuality and sense of belonging.	**AO7.1**	*Rooming units* and *dwellings* are configured in clusters with each cluster having a clearly defined street address or access corridor and each *rooming unit* and *dwelling* having clearly defined *private open space* and a prominent front door.
		AO7.2	Clusters of *rooming units* and *dwellings* are supported by unique design features that help identify and individualise them and assist residents and visitors to easily find their way.
		AO7.3	Logical, direct and separated pedestrian and vehicle routes are provided between *rooming units* and *dwellings*, communal buildings and other on-site facilities and facilities in the neighbourhood.
Open Space and Landscapes			
PO8	The *residential care facility* or *retirement facility* incorporates communal and *private open space* areas and landscapes that provides:- (a) sufficient spaces, including a range in type and scale of spaces, for residents to engage in and enjoy outdoor activities; (b) community gardens and or edible	**AO8.1**	At least 20% of the area of the *site* is provided as communal and *private open space*, exclusive of required *setbacks* and *buffers*, with:- (a) each ground floor *dwelling* having a courtyard or similar *private open space* area, not less than 20m² and with a minimum dimension of 3 metres, directly accessible from the

Performance Outcomes		Acceptable Outcomes	
	landscape elements; and (c) an attractive sub-tropical setting for the development that is able to be appreciated by residents.		living area of the *dwelling*; (b) each *dwelling* above ground level having a balcony or similar *private open space* area, not less than 10m² and with a minimum dimension of 2.5 metres, directly accessible from the living area of the *dwelling*; and (c) each nursing care *rooming unit* having direct access to, or a view of, a landscape communal open space area.
		AO8.2	A landscape strip at least 3 metres wide is provided within the boundaries of the *site*, adjacent to the full *frontage* of the *site*.
		AO8.3	Landscapes incorporate community gardens, edible landscape elements and a range of plant species that provide interest through variations in colour, texture and form, seasonal changes, and the creation of spectacular floral displays.
PO9	Fences and walls used in landscapes for the *residential care facility* or *retirement facility*:- (a) assist the development to address the street; (b) enable the use of *private open space* abutting the street; (c) provide an acoustic barrier for traffic noise; (d) highlight *site* and building entrances; (e) maintain safety and opportunities for casual surveillance; and (f) do not unduly impact upon the amenity of the *site* or surrounding premises.	**AO9.1**	A 1.8 metre high solid screen fence is provided along the full length of all side and rear boundaries of the *site*.
		AO9.2	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street *frontages*.
		AO9.3	Front fences and walls have a maximum height of not more than:- (a) 1.8 metres if 50% transparent; or (b) 1.2 metres if solid.
		AO9.4	Front fences and walls are setback behind the 3 metre wide landscape strip.
Management, Social and Care Facilities			
PO10	The *residential care facility* or *retirement facility* provides appropriate management, supervised care and social and recreational facilities to support and meet the needs of residents of the facility.	**AO10.1**	The *residential care facility* or *retirement facility* provides management facilities, supervised care facilities and social and recreational facilities in the form of:- (a) a live-in manager's residence and office; (b) 24 hour nursing station and/or 24 hour monitored alert system; (c) communal dining room; (d) communal indoor social/recreation space; and (e) a diversity of informal indoor and outdoor social spaces (including spaces suitable for entertaining visiting family members and friends).
		AO10.2	Communal buildings are easily accessible and centrally located, and residents are able to easily navigate the *site* on foot or with the assistance of mobility aids.
Accessibility			
PO11	The *residential care facility* or *retirement facility* incorporates easy and safe pedestrian access and movement.	**AO11.1**	No *dwelling* or *rooming unit* is more than 250 metres walking distance from a site entry or exit point, or any central community facilities building.

Performance Outcomes		Acceptable Outcomes	
		AO11.2	All pathways and land used for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.
		AO11.3	Internal paths, ramps and hallways are capable of accommodating two wheelchairs (side by side) at any one time.
		AO11.4	Buildings exceeding one *storey* in height incorporate lifts to each level.
Disaster Resilience			
PO12	The *residential care facility* or *retirement facility* is able to withstand the effect of severe weather, flooding, bushfire, a period of isolation or essential service *infrastructure* failure. Note—the preferred approach is to avoid the establishment of *residential care facilities* and *retirement facilities* in areas at risk from natural hazards.	**AO12.1**	The *residential care facility* or *retirement facility* has access to a reliable alternative power supply in the event of prolonged power outage or disconnection from grid supplied electricity.
		AO12.2	The *residential care facility* or *retirement facility* is designed, constructed and operated so as to allow mobility impaired residents and staff to take shelter on site during a cyclone, severe storm, flood event or any other event interfering with the normal operations for a period of up to seven (7) days.
		AO12.3	Within a *retirement facility*, there is a designated community safe place which is designed so that residents can take shelter from severe weather, cyclones, floods or bushfire.
		AO12.4	There are alternative accesses to a *residential care facility* or *retirement facility* for emergency services in the event of flood or fire.
		AO12.5	A Site Evacuation Plan with practical and reliable arrangements for the evacuation of all persons on-site to the nearest activity centre is prepared.

9.3.15 Rural industries code

9.3.15.1 Application

(1) This code applies to ~~self assessable~~ accepted development and assessable development identified as requiring assessment against the Rural industries code by the tables of assessment in Part 5 (Tables of assessment).

(2) The acceptable outcomes in Table 9.3.15.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) are requirements for applicable accepted development.

(3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.15.2 Purpose and overall outcomes

(1) The purpose of the Rural industries code is to ensure rural industries are established in a manner that:-

(a) supports local rural activities;

(b) conserves the productive characteristics of rural land; and

(c) protects environmental and landscape values and the amenity of surrounding premises.

(2) The purpose of the Rural industries code will be achieved through the following overall outcomes:-

(a) rural industries are established in a manner that complements and supports local rural activities; and

(b) rural industries are located and designed so as not to adversely impact upon rural amenity, visual character and the environment.

9.3.15.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.15.3.1 ~~Criteria~~ Requirements for ~~self assessable~~accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Requirements for a Roadside Stall			
PO1	The *roadside stall* is limited in scale, appropriate to a rural setting and provides only for the sale of locally grown and manufactured goods.	**AO1.1**	Produce sold at the *roadside stall* is limited to that which is grown or produced on the *site* or in the surrounding area.
		AO1.2	The *roadside stall* does not involve the sale of manufactured goods other than where manufactured on the *site*.
		AO1.3	Buildings and structures associated with the *roadside stall*:- (a) occupy a *gross floor area* of not more than 40m²; and (b) are temporary, mobile, or constructed of materials that can easily be dismantled following the cessation of the use.
		AO1.4	The *roadside stall* is *ancillary* to a rural use conducted on the same *site*.
PO2	The *roadside stall* does not have an adverse impact on the safety and	**AO2.1**	The *roadside stall* is located on a *site* adjoining a road other than a

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Performance Outcomes		Acceptable Outcomes	
	functioning of the road network.		highway/motorway or arterial road identified on **Figure 9.4.8A (2031 Functional Transport Hierarchy)**.
		AO2.2	The *roadside stall* is located on a *site* with sufficient area to park 3 cars clear of the road reserve and within 20 metres of the roadside stall.
PO3	Signage associated with the *roadside stall* is small, unobtrusive and appropriate to a rural location.	**AO3**	Not more than 1 sign is erected on the premises and the sign:- (a) has a maximum *signface area* of 0.5 metres per side; and (b) is not illuminated or in motion.
Requirements for a Rural Industry			
Relationship to Primary Rural Use			
PO4	The *rural industry* is appropriate to a rural setting and provides only for the storage, processing and packaging of locally grown produce.	**AO4.1**	Produce packed or processed is limited to that which is grown on the *site* or in the surrounding area.
		AO4.2	The *rural industry* is *ancillary* to a rural use occurring on the same *site*.
Location and Site Suitability			
PO5	The *rural industry* is located on a *site* which is of sufficient area to reasonably accommodate the use and limit the likelihood of adverse amenity impacts on surrounding properties.	**AO5**	The *rural industry* is located on a *site* with a minimum area of 4 hectares.
Separation From Sensitive Land Uses and Setbacks to Site Boundaries			
PO6	The *rural industry* is setback from *sensitive land uses*, *site* boundaries and road frontages to protect rural amenity and the visual character of the local area.	**AO6.1**	The *rural industry* is set back a minimum of:- (a) 100 metres from any *dwelling* on a surrounding property; and (b) 250 metres from any community activity where people congregate (e.g. *child care centre*, community centre, *educational establishment*, *hospital*, *place of worship*).
		AO6.2	Buildings and structures associated with the *rural industry* are *setback* a minimum of 10 metres from all *site* boundaries, other than road *frontages*.
		AO6.3	Buildings and structures associated with the *rural industry* are *setback* at least:- (a) 40 metres from a State controlled Road; and (b) 20 metres from any other type of road.
Protection of Amenity			
PO7	The *rural industry* does not involve any materials, equipment or processes that are likely to cause nuisance or impact on the rural amenity of the area.	**AO7.1**	The *rural industry* avoids or minimises dust emissions.
		AO7.2	The *rural industry* avoids or minimises odour emissions.
		AO7.3	The *rural industry* does not produce noise which exceeds the background noise level plus 5dB(A) from 8.00am – 6.00pm (measured as adjusted sound level) at the *site* boundaries.
		AO7.4	The *rural industry* does not involve any activity defined as an environmentally relevant activity in the *Environment*

Performance Outcomes		Acceptable Outcomes	
			Protection Regulation 2008.
Signage			
PO8	Signage associated with the *rural industry* is small, unobtrusive and appropriate to a rural location.	**AO8**	Not more than 1 sign is erected on the premises and the sign:- (a) has a maximum *signface area* of 0.5 metres per side; and (b) is not illuminated or in motion.
Requirements for a Small Scale Transport Depot in a Rural Area			
Location and Site Suitability			
PO9	The *transport depot* is located on a *site* which is of sufficient area to reasonably accommodate the use and limit the likelihood of adverse amenity impacts on surrounding properties.	**AO9**	The *transport depot* is located on a *site* with a minimum area of 4 hectares.
Separation From Sensitive Land Uses and Setbacks to Site Boundaries			
PO10	The *transport depot* is setback from *sensitive land uses*, *site* boundaries and road *frontages* to protect rural amenity and the visual character of the local area.	**AO10.1**	*Use areas* associated with the *transport depot* are set back a minimum of:- (a) 100 metres from any *dwelling* on a surrounding property; and (b) 250 metres from any community activity where people congregate (e.g. *child care centre*, community centre, *educational establishment*, *hospital*, *place of worship*).
		AO10.2	Buildings and structures associated with the *transport depot* are *setback* a minimum of 10 metres from all *site* boundaries, other than road *frontages*.
		AO10.3	Buildings and structures associated with the *transport depot* are *setback* at least:- (a) 40 metres from a State controlled road; and (b) 20 metres from any other type of road.
Traffic Impacts			
PO11	Traffic impacts are no greater than that which might reasonably be expected in a rural location.	**AO11.1**	The *transport depot* does not involve the use of a vehicle with a tare weight exceeding 7.5 tonnes.
		AO11.2	Loading or unloading activity is undertaken entirely within the *site* boundaries.

Table 9.3.15.3.2 ~~Criteria~~ Additional performance outcomes and acceptable outcomes for assessable development ~~only~~

Performance Outcomes		Acceptable Outcomes	
Additional Requirements for a Rural Industry			
Protection of Agricultural Land			
PO1	The *rural industry* is located such that it conserves the productive characteristics of ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A and ~~c~~Class B.	**AO1**	The *rural industry* is not located on ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A or ~~c~~Class B under the State Planning Policy. Note—~~a~~Agricultural ~~l~~Land Classification ~~c~~lass A and ~~c~~Class B is identified ~~conceptually on **Strategic Framework Map SFM7 (Natural resource elements)**~~ under the State Planning Policy. Note—a site specific agricultural land assessment may be used to demonstrate that although the subject *site* is identified as ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A or

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Performance Outcomes		Acceptable Outcomes	
			~~c~~Class B ~~on Strategic **Framework Map SFM7**~~under the State Planning Policy, it is in fact not ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A or ~~c~~Class B ~~pursuant to~~under the State Planning Policy. If such an assessment confirms that that land is not ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A or ~~c~~Class B (and this is independently verified where necessary), then Performance Outcome PO1 will not be relevant to the development.
Infrastructure and Services			
PO2	The *rural industry* is located on a *site* which has appropriate access to necessary *infrastructure* including:- (a) adequate vehicle *access*; (b) a reliable, good quality water supply; and (c) reticulated sewerage or on-site treatment and disposal facilities.	**AO2.1** **AO2.2** **AO2.3**	The *rural industry* is located on a *site* which has sealed or fully formed gravel road access. Where reticulated water is not available, the *rural industry* is provided with a reliable water supply with capacity to store a minimum of two days supply. Where reticulated sewerage is not available to the *site*, the *rural industry* is provided with appropriate on-site effluent treatment and disposal facilities.
Environmental Management			
PO3	The *rural industry* incorporates waste disposal systems and practices which:- (a) ensure that off-site release of contaminants does not occur; (b) ensure no adverse impacts on surface or ground water resources; and (c) comply with relevant industry guidelines, codes of practice and standards applicable to a specific use.	**AO3**	No acceptable outcome provided.
PO4	The *rural industry* use prevents or manages any discharges of stormwater runoff or wastewater from the *site* to any *waterway*, *wetland*, roadside gutter or stormwater drainage system such that:- (a) no unacceptable levels of sediment, nutrients, chemicals or other pollutants enter a *waterway* or *wetland*; and (b) the ecological and hydraulic processes of the *waterway* or *wetland* are not adversely affected.	**AO4**	No acceptable outcome provided.
Traffic Generation			
PO5	Traffic generated by the *rural industry* on the surrounding road network does not result in unacceptable impacts on adjacent land and road users.	**AO5**	No acceptable outcome provided.
Requirements for Winery			
Bona Fide Use			
PO6	The *winery* is associated with, and *ancillary* to, a bona fide *cropping* use located on the same *site*.	**AO6**	No acceptable outcome provided.
PO7	*Ancillary* activities associated with the *winery* are limited to those which are legitimately associated with a *winery*.	**AO7**	*Ancillary* activities associated with the *winery* are limited to cellar door sales, winery tours and restaurant facilities.
Location and Site Suitability			

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Performance Outcomes		Acceptable Outcomes	
PO8	The *winery* is located on a *site* which has sufficient area to reasonably accommodate the use and limit the likelihood of adverse amenity impacts on surrounding properties.	**AO8**	No acceptable outcome provided.
PO9	The *winery* is sited and designed to avoid or minimise conflict between the *winery* and its *ancillary* uses and:- (a) existing or potential rural uses on surrounding properties; or (b) residential uses on surrounding properties.	**AO9.1** **AO9.2**	Any public areas associated with the *winery* are set back a minimum of 100 metres from all *site* boundaries. Any public areas or manufacturing areas associated with the *winery* are set back a minimum of 100 metres from any *dwelling* on surrounding properties.
Protection of Agricultural Land			
PO10	The *winery* is located such that it conserves the productive characteristics of ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A and ~~c~~Class B.	**AO10**	The *winery*:- (a) is not located on ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A or ~~c~~Class B; and (b) is separated from ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A and ~~c~~Class B and other farm activities such that it does not cause a land use conflict that would threaten the ongoing productive use of the ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A and ~~c~~Class B or an established farming enterprise. Note—~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A and ~~c~~Class B is identified ~~conceptually on **Strategic Framework Map SFM7 (Natural resource elements)**~~ under the State Planning Policy. Note—a site specific agricultural land assessment may be used to demonstrate that although the subject *site* is identified as ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A or ~~c~~Class B ~~on **Strategic Framework Map SFM7**~~under the State Planning Policy, it is in fact not ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A or ~~c~~Class B ~~pursuant to~~under the State Planning Policy. If such an assessment confirms that that land is not ~~a~~Agricultural ~~l~~Land Classification ~~c~~Class A or ~~c~~Class B (and this is independently verified where necessary), then Performance Outcome. PO10 will not be relevant to the development.
PO11	The *winery* is sited and designed to avoid or minimise adverse visual impacts on the rural landscape.	**AO11.1** **AO11.2**	Manufacturing activities associated with the *winery*, including wine-making and wine-storage activities and any *ancillary* bottling activities, occur within enclosed buildings. Appropriate on-site landscapes are provided around *winery* buildings, parking areas and other public spaces. Editor's note—**Section 9.4.2 (Landscape code)** sets out requirements for landscapes.
Site Layout, Building Design and Landscapes			
PO12	Buildings and structures associated with the *winery*:- (a) are designed and landscaped so as to complement the rural character and integrate with the	**AO12.1**	Buildings and structures associated with the *winery* are *setback* at least 10 metres from all side and rear property boundaries.

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Performance Outcomes		Acceptable Outcomes	
	surrounding natural landscape; (b) incorporate elements which reflect or interpret the style of, existing buildings in the area; and (c) incorporate colours and finishes that allow the buildings to blend in with the natural and rural landscape.	**AO12.2** **AO12.3**	Buildings and structures associated with the *winery* are *setback* at least:- (a) 40 metres from a State controlled Road; and (b) 20 metres from any other type of road. The architectural style and materials used for any new building:- (a) comprise a mix of lightweight and textured external materials such as timber cladding and corrugated iron roofs; and (b) reflect the line, form, colour and texture found in the existing landscape and do not replicate artificial or imported themes.

9.3.16 Rural uses code

9.3.16.1 Application

(1) This code applies to ~~self assessable~~ accepted development and assessable development identified as requiring assessment against the Rural uses code by the tables of assessment in Part 5 (Tables of assessment).

(2) The acceptable outcomes in Table 9.3.16.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) are requirements for applicable accepted development.

(3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.16.2 Purpose and overall outcomes

(1) The purpose of the Rural uses code is to ensure rural uses are developed in a sustainable manner which conserves the productive characteristics of rural land and protects environmental and landscape values and the amenity of surrounding premises.

(2) The purpose of the Rural uses code will be achieved through the following overall outcomes:-

(a) rural uses and *intensive rural uses* in the Rural zone are undertaken on a sustainable basis;

(b) adverse impacts on the surrounding or downstream environments or natural environmental processes are avoided;

(c) agricultural land class A and class B is conserved and not alienated or encroached upon by incompatible land uses; and

(d) *intensive rural uses* are established on suitable sites where environmental and amenity impacts can be effectively managed.

9.3.16.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.16.3.1 ~~Criteria~~ Requirements for ~~self assessable~~accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Lot size			
PO1	The rural use is conducted on a lot that is of sufficient size to reasonably accommodate the use and mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the use.	**AO1**	Except where for the grazing of poultry (see Acceptable Outcome AO4 below), or horse stable not associated with another rural use (see Acceptable Outcome AO5.1 below), the rural use is conducted on a *site* at least 4,000m² in area.
Setbacks to Property Boundaries and Other Building Design Requirements			
PO2	Buildings and structures associated with the rural use are sited and designed to avoid or minimise adverse visual impacts on the rural landscape.	**AO2.1**	Buildings and structures (other than a *dwelling house*) associated with the rural use are set back at least 10 metres from all *site* boundaries, other than road *frontages*.
		AO2.2	Buildings and structures (other than a *dwelling house*) associated with the rural use are set back at least:- (a) 40 metres from a State controlled road; or (b) 20 metres from any other type of road.
Environmental Management Generally			

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Performance Outcomes		Acceptable Outcomes	
PO3	The rural use is established and managed in accordance with relevant industry guidelines, codes of practice and standards, as applicable to the particular use.	**AO3**	No acceptable outcome provided. Editor's note—Environmental Codes of Practice prepared under s548 of the *Environmental Protection Act 1994* provide guidance for achieving Performance Outcome PO3.
Requirements for Grazing of Poultry			
PO4	Where a rural use, being *animal husbandry*, involves the grazing of poultry, the use it is conducted in a manner that:- (a) allows for reasonably free movement of birds; (b) minimises the potential for nuisance arising from noise, dust, odour and other emissions or contaminants generated by the use; and (c) does not adversely impact on natural waterways or *wetlands*, or downstream receiving environments.	**AO4**	Grazing of poultry:- (a) is conducted on a *site* not less than 4 hectares in area; (b) has a maximum stock rate of not more than 1,000 birds per hectare; and (c) provides for all stocked areas to be set back at least 100m from any *waterway* or *wetland* identified on an applicable Biodiversity, Waterways and Wetlands Overlay Map.
Requirements for Horse Stables Where Not Associated with Another Rural Use			
PO5	The amenity of rural, rural residential or residential areas is maintained by the provision of adequate site area for horse stables not associated with another rural use.	**AO5.1** **AO5.2**	The stable is conducted on a *site* with a minimum area of 2,000m^2. The maximum number of horses kept is in accordance with **Table 9.3.16.3.1A (Maximum number of horses).** **Table 9.3.16.3.1A Maximum number of horses** **Column 1 No. of horses** / **Column 2 Site area** 3 / 2,000 to 3,000m^2 1 / Per additional 1,000m^2.

Table 9.3.16.3.2 ~~Criteria~~ Additional performance outcomes and acceptable outcomes for assessable development ~~only~~

Performance Outcomes		Acceptable Outcomes	
Requirements for Animal Keeping, Aquaculture, Intensive Animal Industry, Intensive Horticulture			
Location and Site Suitability			
PO1	The *intensive rural use* is located on a *site* which has sufficient area to accommodate the use (including buildings, pens, ponds, other structures and waste disposal areas involved in the use) and to provide for adequate setbacks to:- (a) road *frontages*; (b) *site* boundaries; (c) residential uses on surrounding land; and (d) *waterways* or *wetlands*.	**AO1.1** **AO1.2**	The *intensive rural use* is located on a *site* which has a minimum site area that complies with **Table 9.3.16.3.3 (Siting and setback requirements for intensive rural uses).** The *use area* for the *intensive rural use* is setback to roads, residential buildings on surrounding land and *waterways* or *wetlands* in accordance with the requirements specified in **Table 9.3.16.3.3 (Siting and setback requirements for intensive rural uses).**
PO2	The *intensive rural use* is located on a *site* which is sufficiently separated from any existing or planned residential or rural residential area or other *sensitive land use* to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants.	**AO2**	The *intensive rural use* is located on a *site* which is not less than:- (a) 5,000 metres from land included in a *residential zone*; (b) 1,000 metres from land included in a Rural Residential zone; and (c) 1,000 metres from any community activity where people congregate (e.g. *child care centre*, *community*

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Performance Outcomes		Acceptable Outcomes	
			care centre, *educational establishment*, *hospital*, *place of worship*). Note—state and national guidelines also identify measures for achieving appropriate separation between intensive rural industries and *sensitive land uses*. Compliance with a relevant State or national guideline will be considered to represent achievement of Acceptable Outcome AO2, even where a stated separation distance is not complied with. Examples of state and national guidelines include:- (a) the *Queensland Guidelines for Meat Chicken Farms*; (b) the *Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland*; (c) the *Interim Guideline – Sheep Feedlot Assessment in Queensland*; and (d) the *National Guidelines for Piggeries* 2nd Edition.
PO3	The *intensive rural use* is located on land which has suitable terrain and is sufficiently elevated to facilitate ventilation and drainage.	**AO3**	No acceptable outcome provided.
PO4	The *intensive rural use* is located on a *site* which has appropriate access to necessary *infrastructure* including:- (a) adequate vehicle *access*; (b) a reliable, good quality water supply; and (c) reticulated sewerage or on-site treatment and disposal facilities.	**AO4.1** **AO4.2** **AO4.3**	The *intensive rural use* is located on a *site* which has sealed or fully formed gravel road access. The *intensive rural use* is provided with a reliable water supply with capacity to store a minimum of two weeks supply. Where reticulated sewerage is not available, the *intensive rural use* is provided with appropriate on-site effluent treatment and disposal facilities.
PO5	Buildings and structures associated with the *intensive rural use* are sited and designed to avoid or minimise adverse visual impacts on the rural landscape.	**AO5**	No acceptable outcome provided.
Environmental Management			
PO6	The *intensive rural use* incorporates waste disposal systems and practices which:- (a) ensure that off-site release of contaminants does not occur; (b) ensure no significant adverse impacts on surface or ground water resources; and (c) comply with any relevant State or national guidelines, codes of practice or standards applicable to a specific use or on–site waste disposal.	**AO6**	No acceptable outcome provided.
PO7	The *intensive rural use* provides for all animals to be effectively contained within the *site*.	**AO7**	No acceptable outcome provided.
PO8	The *intensive rural use* prevents or manages any discharges of stormwater runoff or wastewater from the *site* to any *waterway*, *wetland*, roadside gutter or stormwater drainage system such that:- (a) no unacceptable levels of sediment, nutrients, chemicals or other pollutants enter a *waterway*	**AO8**	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	or *wetland*; (b) the ecological and hydraulic processes of the *waterway* or *wetland* are not adversely affected; and (c) applicable legislative requirements are met.		

Table 9.3.16.3.3 Siting and setback requirements for intensive rural uses

Column 1 Rural Use	Column 2 Minimum site area	Column 3 Minimum boundary setbacks in metres (m)	Column 4 Minimum distance from a residential building on surrounding land	Column 5 Distance from a wetland or waterway
Animal keeping	4 hectares	50m from any road *frontage*. 15m from any side or rear boundary.	100 metres	50 metres
Aquaculture	5 hectares	50m from any road *frontage*. 15m from any side or rear boundary.	100 metres	100 metres
Intensive animal industry (piggery or feedlot)	20 hectares	200m from any road *frontage*. 15m from any side or rear boundary.	250 metres	100 metres
Intensive animal industry (poultry farm)	50 hectares	100m from any road *frontage*. 100m from any side or rear boundary.	400 metres	100 metres
Intensive animal industry (emu or ostrich hatching and brooding facility)	4 hectares	60m from any road *frontage*. 15m from any side or rear boundary.	100 metres	100 metres
Intensive horticulture	10 hectares	50m from any road *frontage*. 15m from any side or rear boundary.	100 metres	100 metres

9.3.17 Sales office code

9.3.17.1 Application

(1) This code applies to ~~self assessable~~ accepted development and assessable development identified as requiring assessment against the Sales office code by the tables of assessment in Part 5 (Tables of assessment).

(2) The acceptable outcomes in Table 9.3.17.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) are requirements for applicable accepted development.

(3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.17.2 Purpose and overall outcomes

(1) The purpose of the Sales office code is to ensure *sales offices* are temporary in nature and are developed in a manner which protects the amenity of surrounding premises.

(2) The purpose of the Sales office code will be achieved through the following overall outcomes:-

(a) the siting, layout, design and operation of a *sales office* does not adversely impact upon the character and amenity of the surrounding area; and

(b) a *sales office* is operated for a temporary duration only.

9.3.17.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.17.3.1 ~~Criteria~~Requirements for ~~self assessable~~accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Operational Characteristics			
PO1	The duration of the use of premises for a *sales office*:- (a) in the case of a display dwelling, display village or estate sales office, does not extend beyond a reasonable period required to construct and complete sales within the residential development or the applicable stage of the residential development; or (b) in the case of dwelling offered as a prize, does not extend beyond a reasonable period of time to allow for promotion of the prize.	**AO1**	Where a display dwelling, display village or estate sales office, the use operates for a maximum period of 2 years. **OR** Where a dwelling offered as a prize, the use operates for a maximum period of 3 months.
PO2	At the cessation of a *sales office* use involving temporary buildings or structures, the *site* is left in an appropriate condition.	**AO2**	Any temporary building or structure associated with the operation of the *sales office* is removed from the *site* within 14 days of the end of the period of operation and the *site* is left in a clean and tidy condition.
PO3	The hours of operation of the *sales office* does not adversely affect the amenity of nearby residential premises.	**AO3**	The hours of operation of the *sales office* do not commence before 8.00am or extend later than 6.00pm.
PO4	The number of employees engaged in the operation of the *sales office* does not adversely affect the amenity of nearby residential premises.	**AO4**	Where a display dwelling or estate sales office, a maximum of 2 employees are engaged in the operation of the *sales office* at any one time. **OR**

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Performance Outcomes		Acceptable Outcomes	
			Where a dwelling offered as a prize, a maximum of 3 employees per display home are engaged in the operation of the *sales office* at any one time.
Landscapes			
PO5	The *sales office* incorporates site landscapes and fencing that:- (a) provides an attractive landscape setting for the enjoyment and appreciation of staff and visitors; (b) integrates the development into the surrounding landscape; (c) effectively defines and screens *private open space* and service areas; and (d) protects the amenity of adjoining dwellings.	**AO5.1** **AO5.2**	Private and *public open space* areas are turfed and landscaped. A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.
Parking and Access			
PO6	Sufficient on-site car parking is provided to satisfy the projected needs of the *sales office* and is appropriately designed to facilitate ease of use.	**AO6**	A minimum of 2 (two) on-site car parking spaces are provided for each display dwelling, estate sales office or dwelling offered as a prize.
Public Convenience Facilities			
PO7	The *sales office* provides appropriate public convenience facilities for users of the *sales office*.	**AO7**	Public toilet facilities are provided for a display village comprising 4 or more display dwellings.

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9.3.18 Service station code

9.3.18.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Service station code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.18.2 Purpose and overall outcomes

(1) The purpose of the Service station code is to ensure *service stations* are developed in appropriate locations and in a manner which meets the needs of users, provides safe *access* and protects the environment and amenity of surrounding premises.

(2) The purpose of the Service station code will be achieved through the following overall outcomes:-

(a) a *service station* is established at a suitable location and on a *site* that is capable of accommodating all necessary and associated activities;

(b) a *service station* does not adversely impact upon the amenity of the surrounding local area;

(c) a *service station* incorporates a high standard of built form and landscape design;

(d) a *service station* is provided with safe and convenient *access* to the road network; and

(e) a *service station* incorporates appropriate environmental management measures and minimises the risk of land, ground and surface water contamination.

9.3.18.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.18.3.1 ~~Criteria~~Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	The *service station* is located on a *site* having sufficient area and dimensions to accommodate required buildings and structures, vehicle *access* and manoeuvring areas and site landscapes and *buffer* areas.	**AO1**	The *service station* is located on a *site* that:- (a) is at least 1,500m^2 in area; and (b) has a street *frontage* of at least 40m.
PO2	The *service station* is located so that it does not adversely impact upon the amenity of existing or future planned residential areas.	**AO2**	The *service station* is located on land included in a *centre zone*, *industry zone* or the Specialised centre zone. **OR** The *service station* is located in the Rural zone on a *major road* and at least 15 kilometres from any existing or approved *service station* on the same trafficable route. **OR** The *service station* is located in a designated highway service area.
Siting of Building and Structures			
PO3	Buildings and structures associated with the *service station* are sited so as to:- (a) ensure the safe and efficient use of	**AO3.1**	For front boundary *setbacks*:- (a) fuel pumps and canopies are *setback* a minimum of 7.5 metres

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Performance Outcomes		Acceptable Outcomes	
	the *site* and operation of the facility; (b) protect *streetscape* character; and (c) provide adequate separation to adjoining land uses.		from the property boundary; and (b) all other buildings or structures are *setback* at least 10 metres from the property boundary.
		AO3.2	For side and rear boundary *setbacks*, all buildings or structures are *setback* at least 2 metres from the property boundary. **OR** Where adjoining an existing residential use or land included a *residential zone*, all buildings and structures are *setback* at least 5 metres from the property boundary.
Siting of Fuel Pumps and Bulk Fuel Storage			
PO4	Fuels pumps and bulk fuel storage tanks are located:- (a) wholly within the *site*; (b) such that vehicles, while fuelling and refuelling, are standing wholly within the *site* and are parked away from entrances and circulation driveways; and (c) a safe distance from all *site* boundaries.	**AO4.1**	Fuel pumps are located in accordance with *Australian Standard AS1940 – The storage and handling of flammable and combustible liquids.*
		AO4.2	Fuel pumps are located such that vehicles while refuelling are standing wholly within the *site* and are parked away from entrances and circulation driveways.
		AO4.3	Bulk fuel storage tanks are situated no closer than 8 metres to any road *frontage*.
		AO4.4	Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the *site* and are on level ground.
Site Access			
PO5	The *service station*:- (a) does not impair traffic flow or road safety; and (b) facilitates, through the design and arrangement of vehicular crossovers, safe and convenient movement to and from the *site*.	**AO5.1**	Land is dedicated as road where the *Council* or the State government requires land for road widening, corner truncation or for acceleration or deceleration lanes.
		AO5.2	Separate entrances to and exits from the *site* are provided, and these are clearly marked for their intended use.
		AO5.3	Reinforced industrial crossovers are constructed to provide suitable *access* for fuel delivery vehicles.
		AO5.4	Vehicle crossovers are at least 8 metres wide.
		AO5.5	No part of a vehicle crossover is closer than:- (a) 14 metres from any other vehicle crossover on the same *site*; (b) 12 metres from an intersection; and (c) 3 metres from any property boundary.
Environmental Performance			
PO6	The *service station* is designed and constructed so as to ensure that on-site operations:- (a) do not cause any environmental	**AO6.1**	Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur.

Performance Outcomes		Acceptable Outcomes	
	nuisance or harm; (b) do not result in the release of untreated pollutants; and (c) achieve acceptable levels of stormwater run-off quality and quantity.	**AO6.2**	Grease and oil arrestors or other *infrastructure* is provided to prevent the movement of contaminants from the site.
PO7	Automatic mechanical carwash facilities (where provided) are designed to collect, treat and recycle waste water for reuse.	**AO7**	No acceptable outcome provided.
PO8	The collection, treatment and disposal of solid and liquid wastes ensures that:- (a) off-site releases of contaminants do not occur; and (b) measures to minimise waste generation and to maximise recycling are implemented.	**AO8**	No acceptable outcome provided.
Protection of Residential Amenity			
PO9	The *service station* ensures the amenity of existing or planned residential areas is protected and noise, light or odour nuisance is avoided.	**AO9**	Where the *service station* adjoins a residential use or land included in a *residential zone*:- (a) a 2 metre high solid screen fence is provided along all common property boundaries of the *site*; and (b) the hours of operation of the *service station* are limited to between 7.00am to 10.00pm.
Landscapes			
PO10	The *service station* incorporates landscapes that soften the development and contribute to the development providing an attractive appearance.	**AO10.1** **AO10.2**	At least 10% of the *site* area is provided as landscape area. A minimum 2 metre wide landscape strip is provided along each street *frontage* and common property boundary of the *site*.
On-site Amenities			
PO11	Customer air and water facilities, and any automatic mechanical car washing facilities, are located such that:- (a) vehicles using, or waiting to use, such facilities are standing wholly within the *site*; and (b) an adequate *buffer* is provided to any adjoining residential use.	**AO11**	No acceptable outcome provided.
Extent of Retail Sale of Goods			
PO12	The associated sale of goods, including food stuffs, is *ancillary* to the provision of fuel and automotive repairs and service.	**AO12**	The *gross floor area* used for the associated retail sale of goods is limited to 150m².

9.3.19 Sport and recreation uses code

9.3.19.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Sport and recreation uses code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.19.2 Purpose and overall outcomes

(1) The purpose of the Sport and recreation uses code is to ensure sport and recreation uses are developed in appropriate locations, meet the needs of users and protect the amenity of surrounding premises.

(2) The purpose of the Sport and recreation uses code will be achieved through the following overall outcomes:-

(a) sport and recreation uses are established in appropriate locations that provide convenient access for users;

(b) sport and recreation uses are located and designed so as to be compatible with the preferred character of the local area;

(c) sport and recreation uses involving the establishment of major facilities provide high quality buildings, structures and facility design;

(d) sport and recreation uses do not have an adverse impact upon the amenity of existing or proposed future residential areas or neighbouring premises; and

(e) sport and recreation uses provide *access*, car parking, public transport and other services and utilities commensurate with the scale and nature of the use.

9.3.19.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.19.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Facility Design			
PO1	The sport and recreation use is located and designed so as to be:- (a) convenient to users; and (b) compatible with the preferred character of the local area.	**AO1**	No acceptable outcome provided.
PO2	The sport and recreation use:- (a) is effectively designed to meet the needs of users, having regard to the scale and nature of the use; (b) has buildings and structures that are fit for purpose; and (c) in the case of a *major sport, recreation and entertainment facility*, has buildings and structures that incorporate passive design responses that acknowledge and reflect the region's sub-tropical climate.	**AO2**	No acceptable outcome provided.
PO3	The sport and recreation use ensures that mechanical plant and equipment and storage areas associated with the use are designed and screened so as to provide an attractive address to streets	**AO3**	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	and adjoining properties.		
Road System and Public Transport			
PO4	The surrounding road system is capable of accommodating the additional traffic generated by the sport and recreation use without adverse impacts.	**AO4**	No acceptable outcome provided.
PO5	The sport and recreation use provides for public transport facilities and services, where required, to accommodate the needs of users, having regard to the scale and nature of the use.	**AO5**	No acceptable outcome provided.
Additional Requirements for Outdoor Sport and Recreation and Major Sport, Recreation and Entertainment Facility			
PO6	Any structure associated with the use does not result in a significant loss of amenity for surrounding development, having regard to:- (a) the extent and duration of lighting and overshadowing; (b) privacy and overlooking impacts; (c) impacts on views and vistas; and (d) the scale of the structure relative to its surroundings.	**AO6**	No acceptable outcome provided.

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9.3.20 Telecommunications facility code

9.3.20.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Telecommunications facility code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

Editor's note—

(a) this code deals with *telecommunication facilities* involving the erection of a telecommunication tower; and
(b) development for a *telecommunications facility* that involves studios or offices for broadcasting should be assessed against the Business uses and centre design code as provided for in **Part 5 (Tables of assessment)**.

Editor's note—the planning scheme does not apply to *telecommunications facilities* identified as low impact under the *Telecommunications (Low Impact Facilities) Determination 1997*. This includes certain co-located *telecommunications facilities*.

9.3.20.2 Purpose and overall outcomes

(1) The purpose of the Telecommunications facility code is to ensure *telecommunication facilities* are developed in a manner which protects public health, the environment and the amenity of surrounding premises.

(2) The purpose of the Telecommunication facility code will be achieved through the following overall outcomes:-

(a) a *telecommunications facility* does not adversely affect the amenity of surrounding premises;

(b) a *telecommunications facility* is integrated with its natural, rural or townscape setting and does not detract from the visual amenity of scenic routes;

(c) a *telecommunications facility* does not adversely impact upon community wellbeing; and

(d) a *telecommunications facility* is located with compatible uses and facilities.

9.3.20.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.20.3.1 ~~Criteria~~Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Proximity To Sensitive Land Uses			
PO1	The *telecommunications facility* is located so as to minimise any adverse impacts on the amenity of nearby residential, community and other *sensitive land uses*.	**AO1**	The *telecommunications facility* is located at least:- (a) 400 metres from any residential use; (b) 500 metres from any *child care centre*, *community care centre*, *educational establishment* or *park*; (c) 20 metres from any public pathway; and (d) 1 kilometre from any other existing or approved *telecommunications facility*,
Visual Amenity and Landscape Character			
PO2	The *telecommunications facility* is integrated with its natural, rural or townscape setting and is not visually dominant or obtrusive.	**AO2.1**	*In partial fulfilment of Performance Outcome PO2* The *telecommunications facility*:- (a) is of a similar height to surrounding structures or *vegetation*; (b) has a colour and finish that reduces

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Performance Outcomes		Acceptable Outcomes	
			visual recognition in the landscape; and (c) is unobtrusive when viewed from any scenic route identified on a Scenic Amenity Overlay Map.
		AO2.2	Any building associated with the *telecommunications facility* is *setback* from any street front boundary a distance at least equal to the front *setback* required for the adjoining use.
		AO2.3	A 3 metre wide landscape strip is provided between any building associated with the *telecommunications facility* and any street front boundary or adjoining use.
Health and Safety			
PO3	The *telecommunications facility* does not cause human exposure to electromagnetic radiation beyond accepted precautionary limits.	**AO3**	The *telecommunications facility* is designed and operated to restrict human exposure to electromagnetic radiation in accordance with the:- (a) *Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 2003*; and (b) *Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields*.
PO4	The *telecommunications facility* is secure and potential impacts from vandalism are minimised.	**AO4.1**	Security fencing is provided to prevent unauthorised entry to the *telecommunications facility*.
		AO4.2	Safety and warning signage is displayed where necessary.
Facility Co-location			
PO5	The *telecommunications facility* is designed to facilitate co-location with other *telecommunication facilities*.	**AO5**	The structural elements of the *telecommunications facility* are designed to support co-masting or co-siting with other carriers.

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9.3.21 Utility code[7]

9.3.21.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Utility code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.21.2 Purpose and overall outcomes

(1) The purpose of the Utility code is to ensure major utilities and other large scale *infrastructure* uses are provided in a timely, co-ordinated and efficient way and are developed in a manner which protects local communities and the environment.

(2) The purpose of the Utility code will be achieved through the following overall outcomes:-

(a) major utility infrastructure and facilities are provided in a co-ordinated and efficient manner;

(b) major utility infrastructure and facilities minimise adverse impacts on the natural environment, important landscape elements and local communities;

(c) major utility infrastructure and facilities maximise the efficient use of natural resources, including water and energy; and

(d) major utility infrastructure and facilities does not adversely impact upon community wellbeing.

9.3.21.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.3.21.3.1 ~~Criteria~~Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	The utility is located and sited such that:- (a) it is well placed relative to the *infrastructure* network that is services; (b) opportunities for cost efficiencies and reduction in environmental and social impacts are maximised; and (c) a high standard of accessibility is available for maintenance purposes and at times of emergency.	**AO1.1** **AO1.2** **AO1.3**	The utility is established on a *site* that is well located such that it can efficiently service the supply or distribution network. Where practicable, the utility is co-located with another utility of a similar or compatible type. The utility is located in a position where it can be easily accessed for maintenance purposes or at times of emergency.
Visual Amenity and Landscape Character			
PO2	The utility is sited and designed to:- (a) minimise adverse visual impacts beyond the boundaries of the *site*; and (b) minimise adverse impacts on the amenity of nearby residential, community or other *sensitive land uses*.	**AO2**	No acceptable outcome provided.
PO3	The utility provides an attractive street front address with unsightly elements screened from view by walls,	**AO3**	No acceptable outcome provided.

[7] Editor's note—the ***Planning Scheme Policy for the Utility code*** provides guidance in relation to satisfying certain outcomes of this code, including information that may be required to support an application for a *renewable energy facility* or other major *utility installation*.

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Performance Outcomes		Acceptable Outcomes	
	landscapes and natural features.		
Water, Energy and Waste Use Efficiency			
PO4	The utility is designed, constructed and operated in a manner that:- (a) minimises energy use and greenhouse gas emissions; (b) minimises the use of water; and (c) maximises the re-use and recycling of by-products associated with the operation of the utility.	**AO4**	No acceptable outcome provided.
Building Siting and Design			
PO5	The siting and design of any buildings or structures associated with the utility reflects the setting and character of the local area in which the facility is located.	**AO5**	No acceptable outcome provided.
Health and Safety			
PO6	Public access is discouraged to those parts of the utility that pose a health or safety risk.	**AO6.1** **AO6.2**	Security fencing is provided to prevent unauthorised entry to the utility. Safety and warning signage is displayed where necessary.
Recommended Flood Level for Essential Community Infrastructure			
PO7	The functioning of a utility that is *essential community infrastructure* is maintained during and immediately after flood and storm tide inundation events. Editor's note—*essential community infrastructure* is defined in **Schedule 1 (Definitions)**.	**AO7**	A utility that is *essential community infrastructure*:- (a) is located, designed and constructed in accordance with the *recommended flood levels* specified in **Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure)** of the Flood hazard overlay code; and (b) ensures that any components of the *infrastructure* that are likely to fail or function, or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves) are:- (i) located above the *recommended flood level*; or (ii) designed and constructed to exclude floodwater intrusion/infiltration.

9.4 Other development codes

9.4.1 Advertising devices code

9.4.1.1 Application

(1) This code applies to ~~self assessable~~ accepted development and assessable development identified as requiring assessment against the Advertising devices code by the tables of assessment in Part 5 (Tables of assessment).

(2) The acceptable outcomes in Table 9.4.1.4.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) and the specified requirements in Table 9.4.1.4.2 (Specific requirements for types of advertising devices) are requirements for applicable accepted development.

(3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.1.2 Purpose and overall outcomes

(1) The purpose of the Advertising devices code is to ensure that *advertising devices* are established in a manner which is consistent with the desired character and amenity of the Sunshine Coast.

(2) The purpose of the Advertising devices code will be achieved through the following overall outcomes:-

(a) an *advertising device* complements, and does not detract from, the desirable characteristics of the natural and built environment in which the *advertising device* is exhibited;

(b) an *advertising device* is designed and integrated into the built form so as to minimise visual clutter;

(c) an *advertising device* does not adversely impact on the visual amenity of a scenic route, high scenic area, heritage or character area or *public open space*;

(d) an *advertising device* does not adversely impact on the amenity of rural, rural residential or residential areas;

(e) an *advertising device* does not pose a hazard for pedestrians, cyclists or drivers of motor vehicles; and

(f) an *advertising device* accommodates the legitimate need to provide directions and business identification in a manner that is consistent with achieving overall outcomes (a) to (e) above.

9.4.1.3 Description of advertising devices[8]

Various types of *advertising device* are described and illustrated below.

Table 9.4.1.3.1 Wall or façade sign types

Advertising device type	Written description	Illustration
Business name plate	An *advertising device* intended to display the name or occupation of the business occupant, whether painted or otherwise affixed to a building wall, fence or freestanding.	See **Figure 9.4.1A**
Façade sign	An *advertising device* painted or otherwise affixed to the façade of a building.	See **Figure 9.4.1A**
Flush wall sign	An *advertising device* painted on or otherwise affixed flat to the wall of a building.	See **Figure 9.4.1A**

[8] Editor's note—other terms used in the Advertising devices code, including the terms '*signface area*' and '*third party advertising device*', are defined in **Schedule 1 (Definitions)**.

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Advertising device type	Written description	Illustration
Hamper sign	An *advertising device* painted or otherwise affixed above the door head and below the awning level or verandah of a building.	See **Figure 9.4.1A**
Projecting sign	An *advertising device* attached and mounted at right angles to the façade of a building.	See **Figure 9.4.1A**
Stallboard sign	An *advertising device* painted or otherwise affixed below the ground storey window of a building.	See **Figure 9.4.1A**
Window sign	An *advertising device* painted or otherwise affixed to the exterior or inner surface of the glazed area of a window. The term does not include product displays or showcases.	See **Figure 9.4.1A**

Figure 9.4.1A Wall or façade sign types

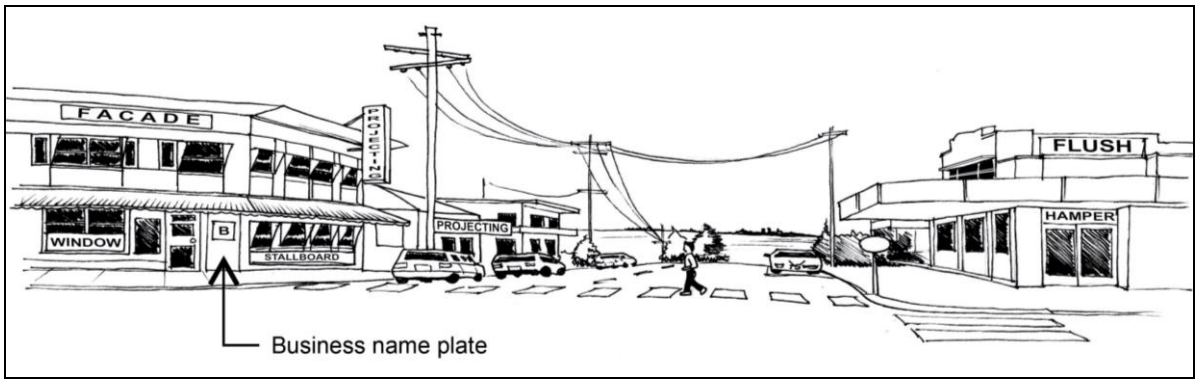

Table 9.4.1.3.2 Awning sign types

Advertising device type	Written description	Illustration
Above awning sign	An *advertising device* located on top of an awning or verandah.	See **Figure 9.4.1B**
Awning face sign	An *advertising device* painted on or otherwise attached to the front or end face of an awning or canopy structure.	See **Figure 9.4.1B**
Blind sign	An *advertising device* painted or otherwise affixed to a solid or flexible material suspended from the edge of an awning, verandah or wall.	See **Figure 9.4.1B**
Created awning line sign	An *advertising device* attached to and extending beyond the facia of an awning or the like.	See **Figure 9.4.1B**
Under awning sign	An *advertising device* attached from underneath or suspended from an awning, verandah or the like.	See **Figure 9.4.1B**

Figure 9.4.1B Awning sign types

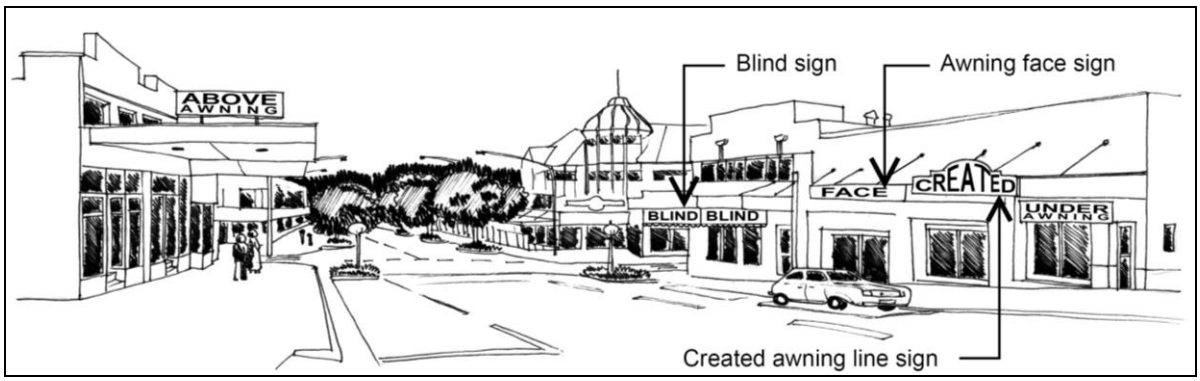

Table 9.4.1.3.3 Roof sign types

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Advertising device type	Written description	Illustration
Created roofline sign	An *advertising device* positioned on the roof, façade or wall of a building which changes the horizontal or angular lines of the roof.	See **Figure 9.4.1C**
High-rise building sign	An *advertising device* affixed to a building which names or otherwise identifies a high-rise building.	See **Figure 9.4.1C**
Rooftop sign	An *advertising device* fitted to the roof of a building with no relation to the architectural design or appearance of the building.	See **Figure 9.4.1C**
Sign written roof sign	An *advertising device* that is painted or otherwise affixed to the roof cladding of a building.	See **Figure 9.4.1C**

Figure 9.4.1C Roof sign types

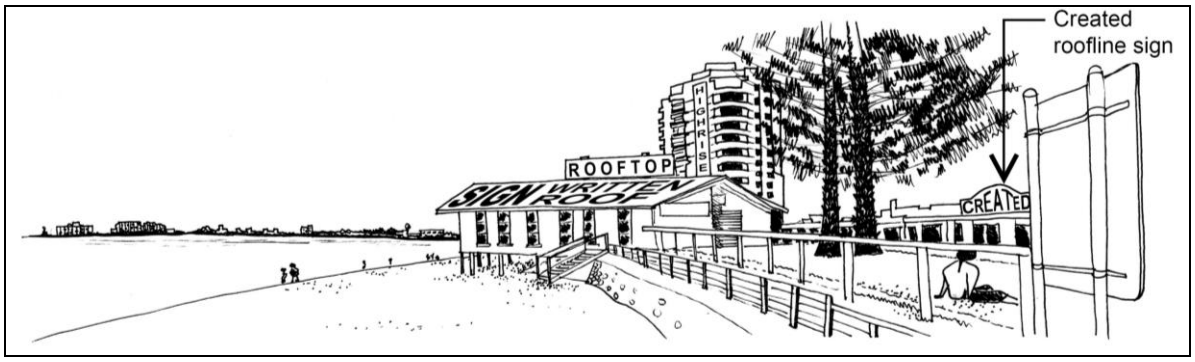

Table 9.4.1.3.4 Freestanding sign types

Advertising device type	Written description	Illustration
Billboard sign	A freestanding *advertising device*, the width of which is greater than the height and which may be positioned on the ground or mounted to one or more vertical supports.	See **Figure 9.4.1D**
Estate entrance sign	An *advertising device* displaying the name of a residential, commercial or industrial estate at the entrance to the estate.	See **Figure 9.4.1D**
Ground sign	An *advertising device* on a low level wall or completely clad vertically oriented freestanding structure which sits on or rises out of the ground.	See **Figure 9.4.1D**
Pylon sign	A freestanding *advertising device*, the height of which is greater than the width and which may be positioned on the ground or mounted to one or more vertical supports.	See **Figure 9.4.1D**

Figure 9.4.1D Freestanding sign types

Table 9.4.1.3.5 Fence sign types

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Advertising device type	Written description	Illustration
Backdrop fence sign	A freestanding *advertising device* which is designed to act as a permanent partition, screen or barrier. It includes any sign painted or attached directly upon or affixed parallel with, and confined within the limits of a fence.	See **Figure 9.4.1E**
Boundary fence sign	An *advertising device* painted or affixed flush to a fence that has been designed to permanently delineate and identify the boundary of a site.	See **Figure 9.4.1E**
Sporting field fence sign	An *advertising device* painted or otherwise affixed to a fence marking the boundaries of a sporting field.	See **Figure 9.4.1E**

Figure 9.4.1E Fence sign types

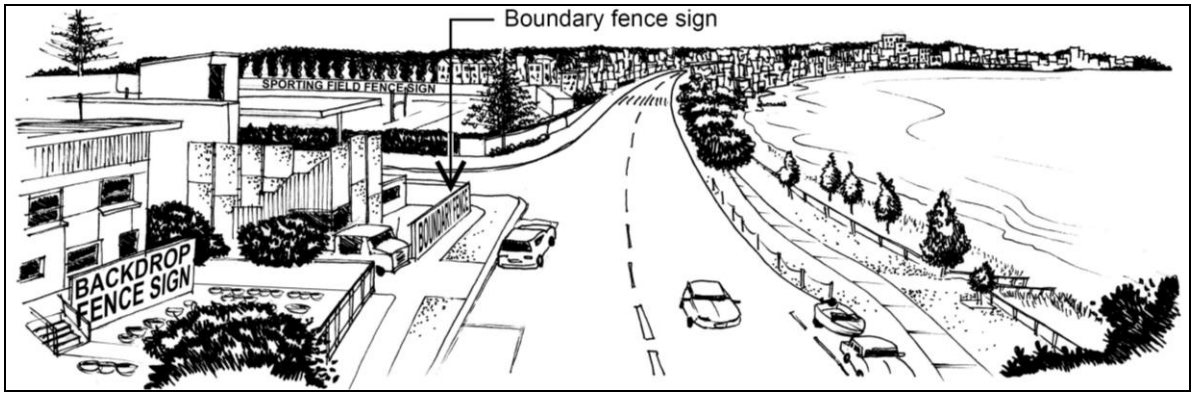
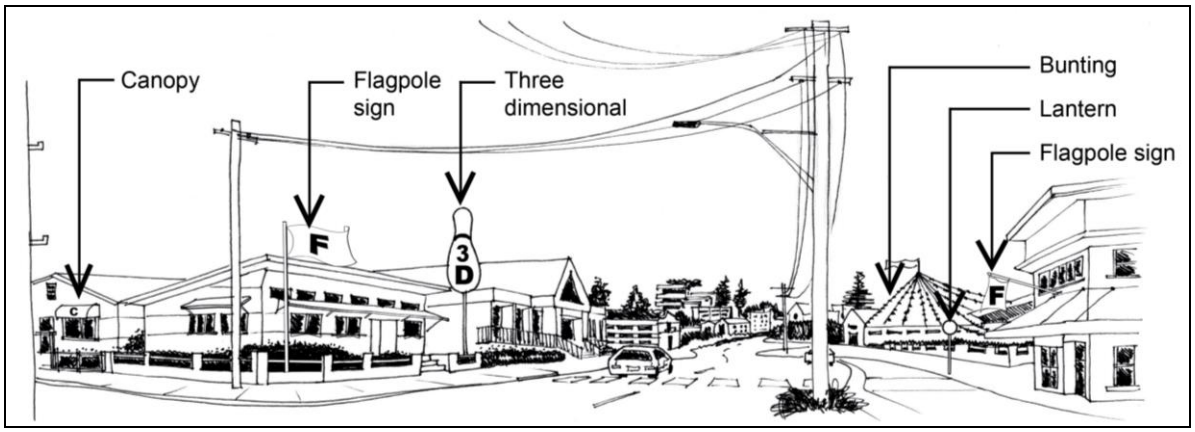


Table 9.4.1.3.6 Miscellaneous (other) sign types

Advertising device type	Written description	Illustration
Bunting	Any decorative flags, pennants or streamers connected by thread, rope or wire.	See **Figure 9.4.1F**
Canopy sign	An *advertising device* painted or otherwise affixed to a canopy.	See **Figure 9.4.1F**
Lantern sign	An *advertising device* which is a fabricated or moulded light shade which may have lettering affixed, and may be attached to a building or freestanding.	See **Figure 9.4.1F**
Three-dimensional sign	An *advertising device* which is designed to replicate or copy a real world object or shape.	See **Figure 9.4.1F**
Flagpole sign	An *advertising device* in the form of a flag (excluding National, State, Local government and institutional crests or flags) which is flown from a masthead or suspended from any structure or pole.	See **Figure 9.4.1F**

Figure 9.4.1F Miscellaneous (other) sign types



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9.4.1.4 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.4.1.4.1 ~~Criteria~~ Requirements for ~~self assessable~~accepted development and performance outcomes and acceptable outcomes for assessable development

Performance outcomes		Acceptable outcomes	
~~Requirements~~ For All Advertising Device Types			
General			
PO1	An *advertising device*:- (a) is compatible with the existing and future planned character of the locality in which it is erected; (b) is compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscapes and other *advertising devices* on the *site*; (c) is of a scale, proportion and form that is appropriate to the *streetscape* or other setting in which it is located; (d) is sited and designed to be compatible with the nature and extent of development and *advertising devices* on adjoining sites and not interfere with the reasonable enjoyment of those sites; (e) is sited and designed to:- (i) not unduly dominate the visual landscape; (ii) maintain views or vistas of public value; and (iii) protect the visual amenity of scenic routes; (f) is designed to achieve a high standard of architectural, urban and landscape design or at least not detract from the architectural, urban or landscape design standards of a locality (including any streetscape improvement programs implemented by the *Council*); and (g) is designed and sited so as not to contribute to the proliferation of visual clutter.	**AO1**	~~Self assessable~~ Accepted development For ~~self assessable~~ accepted development, the *advertising device* complies with the requirements specified in Column 2 of **Table 9.4.1.4.2 (Specific requirements for types of advertising devices)**. Assessable development For assessable development, in partial fulfilment of Performance Outcome PO1—the *advertising device* complies with the requirements specified in in Column 2 of **Table 9.4.1.4.2 (Specific requirements for types of advertising devices)**. Note—except in the limited circumstances provided for in **Part 5 (Tables of assessment)**, *third party advertising devices* are not encouraged to establish on the Sunshine Coast. In most circumstances *third party advertising devices* would:- (a) be contrary to Performance Outcome PO1 and the applicable specific requirements for types of *advertising device* in this code; and (b) risk compromising the character, lifestyle and environment attributes of the region as defined in **Part 3 (Strategic Framework)**. Note—a streetscape or landscape analysis prepared by a competent person may be required in support of a development application to demonstrate compliance with Performance Outcome PO1.
Maximum Signface Area For All Signs On A Site			
PO2	The maximum *signface area* of all *advertising devices* on a *site* does not unduly detract from a building, site or local area, including by:- (a) visually dominating the appearance of a building; or (b) being visually intrusive in the *streetscape* or other setting in which it is located.	**AO2**	The total *signface area* of all *advertising devices* on a *site* does not exceed the greater of that provided for, using one of the methods for calculating *signface area* provided below:- Method 1 (Street front boundary length) (a) 0.75m² of *signface area* per linear metre of street front boundary length. Method 2 (Street facing building width) (a) for a single *storey* building—0.75m² of *signface area* per linear metre of street

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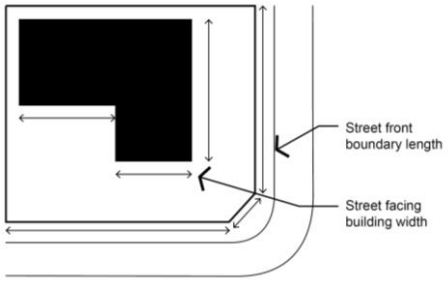
Performance outcomes		Acceptable outcomes	
			facing building width; or (b) for a two or more *storey* building—1.0m² of *signface area* per linear metre of street facing building width. **Note—Figure 9.4.1G (Methods for calculating signface area)** provides further clarification regarding the calculation of *signface area* based on the methods described above. **Figure 9.4.1G Methods for calculating signface area** 
Illumination, Lighting and Movement			
PO3	An *advertising device* only incorporates illumination and lighting where it:- (a) is appropriate to its setting and is compatible with the amenity of the local area; (b) does not cause nuisance or distraction; (c) does not create glare, reflecting or flaring of colours; and (d) will not create a potential safety hazard, including a traffic safety hazard.	**AO3.1** **AO3.2**	The *advertising device* is only illuminated where it is:- (a) located in a *centre zone*, *industry zone* or Specialised centre zone; or (b) associated with a business that operates at night. Where the *advertising device* is illuminated, it:- (a) it has a maximum luminance of 350 candelas per m²; (b) does not incorporate flashing lights or digital displays; and (c) is switched off between 11.00pm and 5am the following day or at any time the business is not operating between these hours.
PO4	An *advertising device* does not move or incorporate elements that give the impression of movement.	**AO4**	The *advertising device* does not revolve, contain moving parts or have a moving border.
Safety of Pedestrians and Vehicles			
PO5	An *advertising device* is designed so as not to create a traffic or pedestrian safety hazard.	**AO5.1** **AO5.2** **AO5.3**	The *advertising device* does not physically obstruct the passage of pedestrians or vehicles. The advertising does not mimic, and is not able to be confused with, a traffic control device. The *advertising device* does not restrict sight lines at intersections and site *access* points.
Appropriate and safe construction			
PO6	An *advertising device* is constructed to an appropriate standard to ensure public safety.	**AO6**	No support, fixing or other system required for the proper installation of the *advertising device* is exposed.
Electrical systems			
PO7	An *advertising device* utilising electricity is safe and electrical componentry is integrated into the device.	**AO7.1**	All conduits, wiring, switches or other electrical apparatus installed on the *advertising device* are concealed from view.

Performance outcomes		Acceptable outcomes	
		AO7.2	No electrical equipment is mounted on exposed surfaces of the *advertising device*.

Table 9.4.1.4.2 Specific requirements for types of advertising device[9]

Column 1 Advertising device type	Column 2 Specific requirements
Wall or Facade Sign Types	
Business name plate	(a) is limited to one sign per business entry point; (b) is attached to a fence, wall or building face at street level; and (c) does not exceed a maximum *signface area* of 0.3m² where in an *urban zone* or 0.6m² where in a *non-urban zone*.
Facade sign	(a) does not obscure any window or architectural feature; (b) does not exceed 25% of the surface area of the wall to which it is attached; (c) does not project above or beyond the wall to which it is attached; and (d) is not more than 300mm thick.
Flush wall sign	(a) is erected only in a *centre zone*, the Specialised centre zone or an *industry zone*; (b) does not obscure any window or architectural feature; (c) does not project beyond the edges of the wall to which it is attached; (d) does not exceed a maximum *signface area* of 18m²; (e) does not cover more than 50% of the visible area of the total surface area of the wall face; and (f) is not more than 300mm thick.
Hamper sign	(a) is limited to that area between the door head and the underside of the verandah or awning roof; (b) does not extend beyond the length of the building wall above the door head; and (c) is not more than 300mm thick.
Projecting sign	(a) is erected only in a *centre zone*, the Specialised centre zone or an *industry zone*; (b) does not exceed a maximum *signface area* of 1m²; (c) does not project beyond any awning or verandah of the building to which it is attached; (d) does not project above the roofline of the building to which it is attached; and (e) is limited to a maximum of one sign per premises.
Stallboard sign	(a) is limited to the area below a street front window; (b) is designed such that the signface is recessed inside the stallboard facing; and (c) does not protrude onto a road such that it could injure or obstruct the passage of pedestrians.
Window sign	(a) is erected on a ground *storey* window only; (b) does not cover/obscure more than 50% of a window or if obscuring more than 50% of a window, provides for every second window to be kept free of advertising.
Awning sign types	
Above awning sign	(a) is erected only in a *centre zone*, the Specialised centre zone or an *industry zone*; (b) is erected only where it can be demonstrated that there is no opportunity to make use of an alternative sign type; (c) is of a size and form that is appropriate to the scale and character of building on which it is exhibited and the development within the locality; (d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached; and Note—a streetscape or landscape analysis prepared by a competent person may be required in support of a development application for an above awning sign.
Awning face sign	(a) has a *signface area* that is limited to the dimensions of the front or end awning face; and (b) is not more than 1000mm high.

[9] Note—types of advertising devices are described in Section 9.4.1.3 (Description of advertising devices).

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Column 1 Advertising device type	Column 2 Specific requirements
Blind sign	(a) is contained within the outline of the blind; (b) is located at the ground *storey* only; (c) if fixed to an awning above a footway, has a minimum clearance of:- (i) 2.1m between the footway pavement and any flexible part of the blind; and (ii) 2.4m between the footway pavement and any rigid part of the blind.
Created awning line sign	(a) is integrated with the design of the building so as to complement its architectural form and style;; (b) does not extend more than 500mm above the fascia to which it is attached; (c) does not exceed a *signface area* equivalent to 25% of the area of the awning face; and (d) has a minimum clearance of 2.4m between the lowest part of the sign and the footway pavement.
Under awning sign	(a) is oriented at right angles to the building frontage; (b) is not more than 2.5m long or 500mm high; (c) does not exceed a maximum *signface area* of 1.25m²; (d) has a minimum clearance of 2.4m between the lowest part of the sign and the footway pavement; (e) is centrally located along the frontage of each shop or tenancy; and (f) is not closer than 3 metres to any other under awning sign or within 1.5 metres of any side property boundary.
Roof Sign Types	
Created roofline sign	(a) is integrated with the design of the building so as to complement its architectural form and style; and (b) has a maximum height above the surrounding roofline of not more than 1.2 metres.
High-rise building sign	(a) is located at least 10 metres above ground level and contained within the outline of the building to which it is attached; (b) is designed to appear as if it were part of the original building or otherwise complement the architectural style of the building; (c) does not exceed a maximum *signface area* of 0.5m² for every metre of total *building height*; and (d) is designed to not to interfere with or detract from the appearance of the building at street level. Note—a streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a high-rise building sign.
Rooftop sign	(a) is erected only in a *centre zone*, the Specialised centre zone or an *industry zone*; (b) is erected only where it can be demonstrated that there is no opportunity to make use of an alternative sign type; (c) is of a scale and form that is appropriate to the scale and character of the building on which it is exhibited and the development within the locality; (d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached; and (e) does not extend above the roofline to which it is attached. Note—a streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a rooftop sign.
Sign-written roof sign	(a) is erected only:- (i) in a *centre zone*, the Community facilities zone, *industry zone* or rural zone; and (ii) where the identification of a property or facility from the air is necessary due to the nature of the use; (b) displays only the name of the property, business or facility on which the *advertising device* is erected; (c) does not exceed a maximum *signface area* of 10m² or 50% of the roof area, whichever is the lesser; and (d) is limited to a maximum of one sign per premises. Note—a streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a sign-written roof sign.

<table>
<tr><th>Column 1
Advertising device type</th><th>Column 2
Specific requirements</th></tr>
<tr><td colspan="2">Freestanding Sign Types</td></tr>
<tr><td>All freestanding signs</td><td>(a) do not exceed the maximum height or signface area for the zone in which the sign is erected as specified in Table 9.4.1.4.2A (Maximum height and signface area of freestanding signs);
(b) ensure that not more than two (2) freestanding sign are erected on any site (including a site with multiple occupancy buildings), except for a freestanding sign which:-
(i) identifies access to a site;
(ii) is not more than 1.5 metres in height; and
(iii) has a maximum signface area of 2m²/side; and
(c) notwithstanding any other provisions of this code:-
(i) are consistent with the streetscape character of the area;
(ii) are of a scale and proportion consistent with the existing development and predominant land use in the area;
(iii) are presented and designed to a proportional and uniform detail; and
(iv) do not detract from or obscure any important view or vista.

Table 9.4.1.4.2A Maximum height and signface area of freestanding signs
<table><tr><th>Column 1
Zone</th><th>Column 2
Maximum height in metres (m)</th><th>Column 3
Maximum sign face area/side in square metres (m²)</th></tr><tr><td>District centre zone
High impact industry zone
Low impact industry zone
Major centre zone
Medium impact industry zone
Principal centre zone
Specialised centre zone
Tourism zone
Tourist accommodation zone
Waterfront and marine industry zone</td><td>Where the total street front boundary length of the site is less than 40 metres:-
(a) 5.0m if 1 (one) sign; or
(b) 4.0m if 2 (two) signs.

Where the total street front boundary length of the site is 40 metres or greater:-
(a) 7.5m if 1 (one) sign; or
(b) 5.0m if 2 (two) signs.</td><td>10m² except where a single sign on a site where the total street front boundary length of the site is 40 metres or greater in which case—15m².</td></tr><tr><td>Any other zone</td><td>5.0m irrespective of the number of signs</td><td>10.0m²</td></tr></table></td></tr>
<tr><td>Pylon sign / billboard sign</td><td>(a) is mounted as a freestanding structure in a landscape environment;
(b) is situated at least 3 metres from any site boundary;
(c) does not project beyond the front alignment of the site;
(d) is designed and treated in such a way that the supporting framework and the back of the signface area blend with the surrounding streetscape or field a view; and
(e) has a maximum thickness not exceeding 75mm per metre of height above ground level.

Note—a streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a pylon identification sign or billboard identification sign.</td></tr>
<tr><td>Estate entrance sign</td><td>(a) is placed at the entrance of an estate and indicates only the name of the estate;
(b) is set at ground level;
(c) is mounted as a freestanding structure in a landscape environment;
(d) is not more than 2 metres high;
(e) does not exceed a maximum signface area of 10m²; and
(f) is constructed of durable and low maintenance materials.</td></tr>
<tr><td>Ground sign</td><td>(a) is integrated with the design of the building or place to which it relates;
(b) is set at ground level;
(c) is not more than 1.5 metres high;
(d) is mounted as a freestanding structure in a landscape environment;
(e) does not exceed a maximum signface area of 10m²; and
(f) does not exceed a maximum height of 1.8m above ground level.</td></tr>
<tr><td colspan="2">Fence Sign Types</td></tr>
<tr><td>Backdrop fence sign</td><td>(a) does not exceed a maximum height of:-</td></tr>
</table>

Column 1 Advertising device type	Column 2 Specific requirements
	(i) 1 metre where within 6 metres of a street front boundary; or (ii) 1.8 metres where not within 6 metres of any street front boundary; and (b) does not exceed a maximum *signface area* of 1m² per linear metre of fence length to which the sign is attached.
Boundary fence sign	(a) is only erected for the purposes of marking the boundary of a *site*; (b) does not exceed a *signface area* of 1m² per linear metre of fence length to which the sign is attached; and (c) does not project above or beyond the fence to which the sign is attached.
Sporting field fence sign	(a) does not project above or beyond the fence to which it is attached; (b) in any case, does not exceed 1.2 metres in height; and (c) is placed so as not to pose a risk or injury to spectators or participants.
Miscellaneous (Other) Sign Types	
Bunting	(a) is erected no higher than 6 metres above the ground level of the *site* or no higher than the gutter line of any building on the *site*, whichever is the lesser; (b) is not placed on the roof of a building; (c) is not affixed to trees, lighting standards or power poles; (d) does not extend over car parking areas; and (e) is constructed of durable materials that will not readily deteriorate, fade or tear.
Canopy sign	(a) has a *signface area* contained within the outline of the canopy; (b) is located at the ground *storey* only; and (c) has a minimum clearance of:- (i) 2.1m between the footway pavement and any flexible part of the canopy; and (ii) 2.4m between the footway pavement and any rigid part of the canopy.
Lantern sign	(a) does not exceed a *signface area* of 0.25m² on any face; (b) is not more than 5 metres in height above ground level whether fixed to a wall or freestanding; (c) is only erected upon the building or *site* to which it relates; and (d) provides that where more than one lantern sign is proposed, the signs are not arranged to collectively comprise an advertising message.
Three-dimensional sign	A three dimensional sign complies with the requirements that would be applicable to the sign if it were not three-dimensional in shape (i.e. wall or façade sign requirements, awning sign requirements, rood sign requirements or freestanding sign requirements). Note—a streetscape analysis prepared by a competent person may be required in support of a development application for a three-dimensional sign.
Flagpole sign	(a) is limited to one (1) flag per 10 metres of street front boundary; (b) does not exceed a maximum *signface area* of 2.5m²; and (c) does not exceed a maximum height of 5 metres above ground level.
Third Party Advertising Devices	
All *third party advertising devices*	No requirements nominated. Note—except in the limited circumstances provided for in **Part 5 (Tables of assessment)**, *third party advertising devices* are not encouraged to establish on the Sunshine Coast. In most circumstances, a *third party advertising device* would:- (a) be contrary to Performance Outcome PO1 and the applicable specific requirements for types of *advertising device* in this code; and (b) risk compromising the character, lifestyle and environment attributes of the region as defined in **Part 3 (Strategic Framework)**. Note—a planning report and streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a *third party advertising device*.

9.4.2 Landscape code[10]

9.4.2.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Landscape code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.2.2 Purpose and overall outcomes

(1) The purpose of the Landscape code is to ensure that landscapes are provided in a manner which is consistent with the desired character and amenity of the Sunshine Coast.

(2) The purpose of the Landscape code will be achieved through the following overall outcomes:-

(a) development provides landscapes that retain, as far as practicable, existing *vegetation* and topographic features for their biodiversity, ecological, wildlife habitat, recreational, aesthetic and cultural values;

(b) development provides landscapes that create new landscape environments that co-ordinate and complement the natural elements of climate, *vegetation*, drainage, aspect, landform and soils;

(c) development provides landscapes that complement the *vegetation* mix of the original regional ecosystem of the *site*, where practicable, in order to protect and enhance native flora and fauna and encourage ecological connectivity;

(d) development provides landscapes that rehabilitate areas of poor environmental quality and provide mechanisms for long term protection of works;

(e) development provides landscapes that successfully integrate the built form with the local urban landscape character, contribute to the local *streetscape*, enhance the sub-tropical qualities of the Sunshine Coast and mitigate the impact of increased urbanisation;

(f) development provides landscapes that minimise the consumption of energy and water, and encourage the use of local native plant species and landscape materials, where practicable;

(g) development provides landscapes that enhance personal safety and security;

(h) development provides landscapes that are functional, durable and provide for the efficient use of water and energy; and

(i) development provides landscapes that are practical and low maintenance, with ongoing management considered as an integral part of the overall landscape design.

9.4.2.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.4.2.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Retention of Vegetation and Topographic Features in Layout and Design of Landscapes			
PO1	Development provides landscapes that, as far as practicable, retain and protect existing trees, *vegetation* and topographic features of ecological, recreational, aesthetic and cultural value.	**AO1**	No acceptable outcome provided. Note—the **Planning scheme policy for development works** provides more specific guidance about the retention of *vegetation* and topographic features.

[10] Editor's note—the **Planning scheme policy for development works** provides guidance and specifies standards for satisfying certain outcomes of this code, including details of how to prepare a landscape plan and preferred plant species to be used in landscape works.

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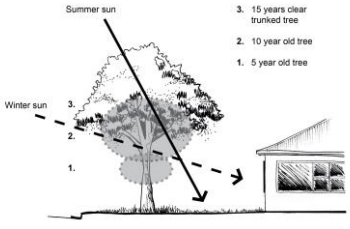
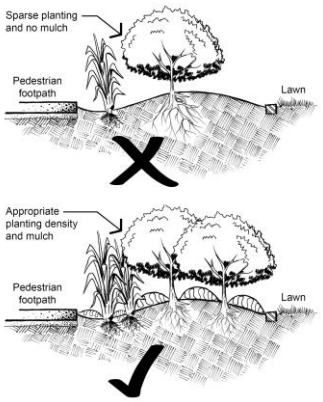
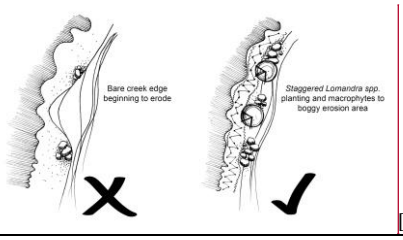
Performance Outcomes		Acceptable Outcomes	
Management of Weeds			
PO2	Development provides for all weeds to be managed within the *site* and frontages and for the implementation of effective measures to reduce weed intrusion and the risk of re-infestation on an ongoing basis.	**AO2**	No acceptable outcome provided. Note—the **Planning scheme policy for development works** provides more specific guidance about the management of weeds.
Landscape Design			
PO3	Development provides for landscapes that contribute to and create a high quality landscape character for the *site*, street, local area and the Sunshine Coast, by:- (a) promoting the character of the Sunshine Coast as a sub-tropical environment; (b) being sensitive to site conditions, natural landforms and landscape characteristics; (c) protecting and enhancing native *vegetation*, wildlife habitat and ecological values; (d) protecting and framing significant views, vistas and areas of high scenic quality; and (e) being of an appropriate scale to integrate successfully with development.	**AO3**	No acceptable outcome provided. Note—the publication *Sub-tropical Design in South East Queensland – a handbook for Planners, Developers and Decision Makers* provides guidance about the use of landscapes in a sub-tropical climate.
Landscape Management and Maintenance			
PO4	Development provides for landscapes that are designed, constructed, established and maintained to allow for natural vegetation communities renewal, where practicable, and to ensure minimisation of ongoing maintenance costs.	**AO4**	No acceptable outcome provided.
PO5	Development provides for maintenance issues to be considered as an integral part of the landscape design and a sustainable maintenance regime to be implemented over time.	**AO5**	No acceptable outcome provided.
Safety and Security			
PO6	Development provides for landscapes that enhance *access* points and personal safety, but which do not impede visibility at *access* points, pedestrian crossings, speed control devices and intersections.	**AO6**	Development provides landscapes which:- (a) define territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces adjacent to areas with security issues; (b) allow passive surveillance into, and visibility within, communal recreational spaces, children's play areas / playgrounds, pathways and car parks; (c) incorporate trees that will establish to provide a minimum of 1.8 metres clear trunk and understorey planting that is a maximum of 0.7 metres in height above the road pavement, where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways; (d) minimise the use of dense shrubby *vegetation* over 1.5 metres in height along street *frontages* and adjacent to open space areas; (e) incorporate pedestrian surfaces that

Performance Outcomes		Acceptable Outcomes	
			comply with AS/NZS 4586 Slip resistance classification of new pedestrian surface materials and AS 3661 Slip resistance of pedestrian surfaces, and be stable and trafficable in all weather conditions; (f) provide universal access in accordance with *Australian Standard AS 1428: Design for Access and Mobility;* and (g) provide security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways.
PO7	Development provides for public landscape management to occur within a safe working environment.	**AO7**	No acceptable outcome provided. Note—development of landscape is to have regard to the Manual of Uniform Traffic Control Devices and the *Work Health and Safety Act 2011*.
Energy Efficiency			
PO8	Development provides landscapes that assist in passive solar access, the provision of shade, microclimate management and energy conservation.	**AO8.1** **AO8.2** **AO8.3** **AO8.4** **AO8.5**	Landscape elements are positioned to shade walls, windows and outdoor areas from afternoon (western) sun. Landscapes facilitate winter sun access to living areas, north facing windows and public spaces. Landscapes, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds. Landscape elements do not shade solar collector devices during the middle 6 hours of the day. Existing street and park trees are retained where solar collectors are installed. Note—**Figure 9.4.2A (Design for passive solar access)** illustrates how landscapes may provide for passive solar access, the provision of shade and microclimate management. **Figure 9.4.2A Design for passive solar access** 
Stormwater Drainage and Water Conservation			
PO9	Development provides for landscapes that successfully integrate stormwater drainage and water sensitive urban design elements with the street tree infrastructure and surrounding landscapes.	**AO9**	No acceptable outcome provided.
PO10	Development provides for landscapes that promote the efficient use of water	**AO10**	Landscapes maximise the infiltration and conservation of water by:-

Performance Outcomes		Acceptable Outcomes	
	through appropriate plant selection and layout and by maximising opportunities for water infiltration.		(a) selecting plant species appropriate for local conditions and appropriate turf species that require minimal irrigation after establishment; (b) grouping plants and street trees (where appropriate) in mulched beds; (c) minimising impervious surfaces; (d) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and (e) draining hard surface areas to landscaped areas and water sensitive urban design devices. Note—**Figure 9.4.2B (Planting density and use of mulch)** illustrates how landscapes may promote water conservation through appropriate planting density and use of mulch. **Figure 9.4.2B Planting density and use of mulch** 
PO11	Development provides for landscapes with planting and lawn areas that do not require permanent irrigation, except in high profile and high use landscape areas.	**AO11**	No acceptable outcome provided.
Site Stability and Soil Quality			
PO12	Development provides for landscapes which are designed and sited to ensure the stability of soils and minimisation of erosion.	**AO12**	No acceptable outcome provided.
PO13	Development provides for landscapes on steep and unstable land to be managed with slope stabilising planting rather than engineered retaining structures, as far as practicable.	**AO13**	Landscapes incorporate stabilising plant species at an appropriate density and establishment materials on batters, slopes and the edges of *waterways* using soils which are less prone to erosion. Note – **Figure 9.4.2C (Landscape design for waterway edges)** illustrates the preferred landscape treatment for *waterway* edges. **Figure 9.4.2C Landscape design for waterway edges**  [LB1]

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<table>
<tr><th colspan="2">Performance Outcomes</th><th colspan="2">Acceptable Outcomes</th></tr>
<tr><td></td><td></td><td></td><td></td></tr>
<tr><td>PO14</td><td>Development provides for landscapes that incorporate planting media that is capable of supporting the successful establishment and sustainable growth of selected plant species.</td><td>AO14.1

AO14.2</td><td>All planting media including site soil and imported topsoil used in landscapes:-
(a) is suitable for the successful establishment of the selected plant species; and
(b) is suitably remediated to maximise the site specific vegetation performance objectives.

As far as practicable, existing site soil is used for planting media.</td></tr>
<tr><td colspan="4">Planting Technique, Plant Selection, Stock Size and Quality</td></tr>
<tr><td>PO15</td><td>Development provides for landscapes where planting of plant stock is undertaken in accordance with best horticultural practice.</td><td>AO15</td><td>No acceptable outcome provided.</td></tr>
<tr><td>PO16</td><td>Development provides for landscapes which incorporate plant stock of an appropriate size at the time of planting to fulfil the intended function whilst ensuring long term viability.</td><td>AO16</td><td>Landscapes incorporate plant stock sizes that comply with Table 9.4.2.3.1A (Minimum plant stock sizes)
Table 9.4.2.3.1A Minimum plant stock sizes
<table><tr><th>Column 1
Planting Stock</th><th>Column 2
Minimum Pot Size</th></tr><tr><td>Feature or landmark trees</td><td>45 litre pot</td></tr><tr><td>Street trees or park trees</td><td>25 litre pot</td></tr><tr><td>Other trees</td><td>15 litre pot (300mm)</td></tr><tr><td>Shrubs, vines and ground covers</td><td>140mm pot</td></tr><tr><td>Macrophytes, tufting plants and revegetation stock</td><td>50mm tube.</td></tr></table></td></tr>
<tr><td>PO17</td><td>Development provides for landscapes which incorporate plant species that:-
(a) are well matched to the required landscape function;
(b) are not poisonous or dangerous;
(c) have a form and structure typical of the species, free from structural or root system faults, diseases and nutritional deficits; and
(d) are of appropriate hardiness for the intended location.</td><td>AO17.1

AO17.2

AO17.3

AO17.4</td><td>In urban settings, landscapes incorporate local and ‘cultivar’ native plants with moderate use of suitable non-invasive exotic species where function requires.

Landscape planting does not use plant species that:-
(a) have large thorns or spines;
(b) are capable of triggering severe allergic reactions; or
(c) are poisonous.

Landscape planting does not use declared or environmental weeds as specified in the Planning scheme policy for development works.

Street and park tree stock meet the requirements for quality specified in the NATSPEC Guidelines: Specifying Trees, and/or plants are true to form.

Note—Figure 9.4.2D (Quality of street and plant tree stock) illustrates the condition of trees to be used in landscapes.

Figure 9.4.2D Quality of street and plant tree stock</td></tr>
</table>

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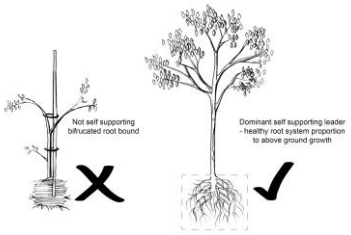
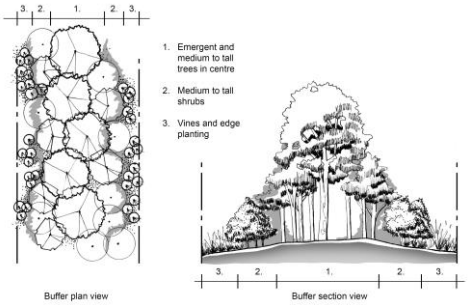
Performance Outcomes		Acceptable Outcomes	
		AO17.5	 All plant stock is free of disease and nutritional deficiencies and has been acclimatised to conditions similar to those expected on the development *site* (i.e. full sun, wind, salt spray).
PO18	Development ensures that where palms are used in landscapes they are:- (a) used in a manner that is consistent with their natural character and occurrence on the Sunshine Coast, where practicable; (b) used as an emergent rather than dominant landscape feature, where other species are less suitable; and (c) the appropriate species for their location, and minimise public safety risks.	**AO18**	Palms included in the planting palette are planted in small naturalistic groups (clumped as they would normally occur) in coordination with other trees and foliage planting.
Revegetation and Habitat Restoration Works			
PO19	Development with landscapes for revegetation or habitat restoration works, ensures that the works:- (a) are of a high quality; (b) replicate the topography and structure of appropriate natural habitat and corridor elements; (c) utilise plant species of local native provenance where available; and (d) are established using appropriate methods so as to maximise environmental outcomes and minimise ongoing maintenance requirements.	**AO19**	Revegetation and habitat restoration works:- (a) are undertaken in accordance with the standards specified in the **Planning scheme policy for development works**; (b) employ suitable establishment and management methods and combinations of methods to encourage the most successful regeneration; (c) use local native provenance species, where available, that are planted in a matrix or naturalistic pattern to densities best suited to the species, landform, soil profile, drainage and ecosystem being recreated; (d) provide for self-sustaining ecosystems to be created through successional planting/regeneration methods that employ pioneer species to stabilise the site, before encouraging longer term species establishment; and (e) use understorey shrubs and vines to appropriately bind rehabilitation area edges (including *waterway* edges) against degradation and weed infestation.
Landscape Design for Wildlife			
PO20	Development ensures that landscapes protect habitats and corridors for native wildlife by:- (a) replicating adjacent remnant *vegetation* including understorey *vegetation* and ground surface habitat logs, rock piles and melon holes; (b) siting landscaped areas to complement and enhance existing and surrounding *vegetation*;	**AO20**	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	(c) retaining old trees (including dead trees) with hollows for local native fauna habitat, where trees will not provide a public safety risk; (d) retaining natural leaf litter where appropriate for local native fauna; (e) creating or enhancing *vegetation* linkages between existing habitats; (f) selecting species that provide a range of foliage, fruit and flower suitable for local native fauna; (g) minimising adverse effects to koalas by planting and retaining appropriate tree species and facilitating koala movement in koala habitat areas; and (h) providing wildlife nesting boxes, fauna bridges, ropeways, arboreal road crossings, fauna underpasses and traffic calming.		
Landscape Buffers			
PO21	Development provides for *landscape buffers* that:- (a) effectively protect the edges of existing native *vegetation* or another *ecologically important area*; (b) achieve visual screening of acoustic attenuation devices; and (c) provide separation between incompatible land uses or between major *infrastructure* elements (such as State controlled roads) and land uses.	**AO21**	Where a *landscape buffer* is required by an applicable use code, local plan code or overlay code, it is designed, constructed, established and maintained in accordance with the following:- (a) earth mounding is provided, where necessary, to complement and achieve satisfactory acoustic attenuation, visual screening or land use separation; (b) selected plant species are appropriate to the location, drainage and soil type, meet the buffer's functional requirements and require minimal ongoing maintenance; (c) plant selection includes a range of species to provide variation in form, colour and texture to contribute to the natural appearance of the *buffer*; (d) planting density results in the creation of upper, mid and understorey strata with:- (i) large trees planted at 6 metre centres; (ii) small trees planted at 2 metre centres; and (iii) shrubs planted at 1 metre centres; (e) tufting plants, vines and groundcovers planted at 0.5 metre to 1 metre centres; and (f) where adjoining the edge of native *vegetation* or *waterway* understorey, shrubs and vines are used to bind appropriately the *buffer* edges against degradation and weed infestation. Note—**Figure 9.4.2E (Landscape buffer design)** illustrates the preferred configuration of *landscape buffers*. **Figure 9.4.2E Landscape buffer design**

Performance Outcomes		Acceptable Outcomes	
			
Landscape Screening			
PO22	Development provides for complete or partial landscape screening of built form elements, carparks, fences, utilities and storage areas at maturity.	**AO22.1**	Built form is softened and integrated with the broader landscape by structured landscape planting.
		AO22.2	Landscape screening occupies at least 30% of a building elevation as viewed from the street.
		AO22.3	Except where otherwise provided by the applicable use code, car parks and driveways are screened by:- (a) a planting bed of at least 1.5 metres wide where adjacent to a residential use; or (b) a planting bed of at least 3 metres wide where adjacent to a street *frontage* or *public open space*.
		AO22.4	Storage and utility areas are completely screened by *vegetation* or built screens, except for access ways. Note—**Figure 9.4.2F (Landscape screening of building elevations)** illustrates how landscape screening is intended to soften and integrate with the built form. **Figure 9.4.2F Landscape screening of building elevations** 
Engineered Planting			
PO23	Development provides for landscapes incorporating any podium planter, green wall or other vertical landscape element to be appropriately designed, constructed and managed with adequate growing media, drainage and irrigation, where required, and to ensure vigorous and sustainable plant growth without structural or drainage conflicts.	**AO23**	No acceptable outcome provided.
Landscape Area Provision			
PO24	Areas to be included in landscape	**AO24**	Landscape areas are concentrated toward

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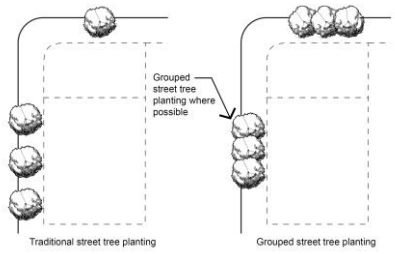
Performance Outcomes		Acceptable Outcomes	
	provisions contribute to the local amenity and conditions that support the establishment of successful trees and landscapes whose growth is not compromised by services and *infrastructure*.		development frontages and contribute to the *streetscape*.
Streetscape Landscapes			
PO25	Development provides for streetscape landscapes that:- (a) ensures the provision of shade trees at regular intervals; (b) contributes to the continuity and character of existing and proposed *streetscapes*; (c) in established urban areas, towns and villages, incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; and (d) in new or establishing urban areas, incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area.	**AO25**	No acceptable outcome provided. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the *Council's* Infrastructure and Guideline Standards for each centre as required.
PO26	Development provides for entry statement landscapes that:- (a) consist mainly of vegetative features with minimal signage and built form; (b) have all components of the entry statement contained wholly on private land; and (c) are vandal resistant and require minimal ongoing maintenance.	**AO26**	Entry statements:- (a) are only provided at major estate or centre entry points; (b) incorporate feature trees and suitable understorey planting as the main elements of the entry statement; (c) incorporate restrained signage with all built form features located on private land; and (d) require minimal ongoing maintenance. Editor's note—**Section 9.4.1 (Advertising devices code)** sets out requirements for an entry statement sign.
PO27	Developments are designed to ensure adequate space is provided for street trees and that the provision of shade and amenity to the *streetscape* receives high priority when locating services, footpaths, driveways, car parking and buildings.	**AO27.1** **AO27.2**	Street trees are centrally located between kerb and footpath. Street trees are suitable to the locality, soil type, drainage and functional requirements of a shade tree. Note—**Figure 9.4.2G (Street tree planting configuration)** illustrates traditional and grouped street tree planting configuration examples. **Figure 9.4.2G Street tree planting configuration** 
Provision of Natural and Built Shade			
PO28	Development provides for landscapes that incorporate protective shade to	**AO28.1**	All pathways are designed for maximum shade opportunities, with shade trees at an

Performance Outcomes		Acceptable Outcomes	
	public and communal spaces, including car parking areas, barbeque and picnic areas, children's play areas and exercise equipment stations.		average of 6 metre centres and/or awnings to achieve a shade level consistent with the subtropical climate. Note—target of 80% shade at tree maturity.
		AO28.2	All carparking areas are shaded by either:- (a) shade trees at a maximum spacing of 1 shade tree per 4 parking bays planted in:- (i) deep natural ground where growing media has sufficient volume to facilitate vigour, sustainability and will allow for the tree to achieve mature form; or (ii) structured soil cells with growing media volume capable of facilitating vigour, sustainability and allowing the tree to achieve mature form; or (b) a constructed shade structure, only where set back from the street and consistent with the character of the area.
		AO28.3	All public or communal barbecues, picnic table areas, children's play areas and playgrounds are shaded by a constructed shade structure and supplemented with trees.
		AO28.4	Constructed shade structures (awnings, pergolas, shelters and shade sails) are manufactured from long lasting UV stable materials that are vandal resistant and require minimal ongoing maintenance.
		AO28.5	Shade trees are selected from species suitable to the location, soil and drainage conditions and create a dense, wide spreading foliage canopy with minimal limb, leaf and fruit drop.
		AO28.6	The quantities and types of built or natural shade is provided in accordance with the *Creating Shade at Public Facilities: Policy and Guidelines for Local Government*, prepared by the Australian Institute of Environmental Health.
Pathways and Access Points			
PO29	Development provides for public and communal pathways and access points to be fit for purpose in terms of their location, width and extent and to be effectively integrated with the landscape design for the development. Note—public and communal pathways and access points include, but are not limited to, beach access paths, vehicle and machinery access paths, boat ramp accesses and pedestrian and bicycle pathways.	**AO29**	Development complies with the standards for pathways and access points specified in the **Planning scheme policy for development works.**
Recreational Equipment			
PO30	Development provides for children's play areas, recreational sports areas and exercise equipment provided in	**AO30**	Development complies with the standards specified in the **Planning scheme policy for development works**.

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Performance Outcomes		Acceptable Outcomes	
	public and communal open space to:- (a) be appropriately located within open space; (b) utilise equipment and materials that are fit for purpose, durable and safe; and (c) be designed for the use of a range of age groups and physical and cognitive abilities.		
Landscape Structures			
PO31	Development provides for all built structures used in landscapes to:- (a) be appropriately located within the landscape; (b) be fit for purpose, durable and safe; (c) incorporate impervious roofs that maximise rain and sun protection, where intended to provide shelter; (d) harvest water for re-use, where appropriate; and (e) comply with any relevant building, engineering, plumbing or electrical standards. Note—landscape structures include, but are not limited to, shade shelters for barbeques and picnic areas, pergolas, toilet and change room facilities, maintenance and storage sheds, boardwalks, bridges, raised platforms, lookouts, steps and stairs.	**AO31**	Development complies with the standards specified in the **Planning scheme policy for development works**.
Furniture and Fixtures			
PO32	Development provides for all furniture and fixtures used in open space or landscapes to:- (a) be appropriately located within open space or the landscape; (b) be fit for purpose, durable and safe; (c) be vandal resistant with parts that are easily replaceable; (d) be easy to maintain; and (e) comply with any relevant building, engineering, plumbing or electrical standards. Note—landscape furniture and fixtures include, but are not limited to, seats, benches, picnic tables, tree guards, bicycle racks/rails, balustrades and railings, bollards, maintenance gates, barbeque plates, taps and drinking fountains, beach showers, bins and bin surrounds, lighting and signage.	**AO32.1** **AO32.2**	Development complies with the standards specified in the **Planning scheme policy for development works**. Landscape furniture and fixtures:- (a) comply with the furniture and fixture range design developed for the local area; or (b) where no range design exists, reflect a coordinated or themed design aesthetic. Note—a streetscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes' can be referenced from the *Council's* Infrastructure and Guideline Standards for each centre as required.
Pavements			
PO33	Development provides for all pavements used in landscapes to be:- (a) hard wearing; (b) non-slip; (c) shaded or coloured to reduce glare and heat reflection; and (d) finished with surface treatments that require minimal cleaning or ongoing maintenance.	**AO33**	Development complies with the standards specified in the **Planning scheme policy for development works**.
Fencing, Walls and Screening			
PO34	Development provides for all fences, walls and screening structures used in landscapes, where interfacing with public use areas, to be:- (a) appropriately located within the	**AO34.1** **AO34.2**	Development complies with the standards specified in the **Planning scheme policy for development works**. Fences and screens to street *frontages* are

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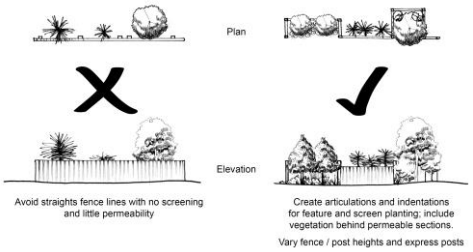
Performance Outcomes		Acceptable Outcomes	
	landscape; (b) fit for purpose, durable and safe; (c) integrated within the landscape; (d) vandal and graffiti resistant where fronting a public space; and (e) articulated, screened by planting, coloured and textured so as to blend in with the character of the local area.		a minimum of 50% visually and climatically permeable.
		AO34.3	Fences and screens do not extend further than 6 lineal metres without articulation and vegetative screening.
		AO34.4	Fences and screens bordering public use areas allow for casual surveillance opportunities and are designed to blend with adjacent landscape features.
		AO34.5	Fences and screens bordering beachfront reserves are of commercial grade pool type fence construction, coloured to blend with adjacent landscape features. Note—**Figure 9.4.2H (Design of fences, walls and structures)** illustrates the preferred treatment of fences, walls and structures used in landscapes. **Figure 9.4.2H Design of fences, walls and structures** 
Lighting			
PO35	Development provides for lighting of a suitable standard to be incorporated in landscapes, where required, to support the use of areas and facilities and maintain the safety and security of people and property.	**AO35**	Development complies with the standards specified in the **Planning scheme policy for development works** and *Australian Standard (AS 1158.3.1 Lighting for roads and public spaces)*.
Signage			
PO36	Development provides for signage in *public open space* and communal open space areas to be:- (a) appropriately located in open space; (b) limited to park naming signs, estate signs, way finding signs and symbols, education and interpretive signs and warning/safety signs; and (c) durable and easy to maintain.	**AO36**	No acceptable outcome provided.
Roads, Services and Utilities			
PO37	Development provides for all landscapes to be located a safe distance from utilities and underground services.	**AO37.1**	Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards, substations, service meters and the like.
		AO37.2	Root barriers are installed around critical *infrastructure* where *infrastructure* is located adjoining tree planting zones.
		AO37.3	Planting in landscapes adjacent to electricity substations or high voltage transmission line

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Performance Outcomes		Acceptable Outcomes	
			easements complies with:- (a) for Energex's assets, the *Energex Vegetation Management Standard*; and (b) for Powerlink's assets, Powerlink's *Easement Co-use Guideline* and *Screening Your Home from Powerlines* Guideline.

9.4.3 Nuisance code[11]

9.4.3.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Nuisance code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.3.2 Purpose and overall outcomes

(1) The purpose of the Nuisance code is to maintain community wellbeing and protect environmental values by preventing or mitigating:-

(a) nuisance emissions from development adversely impacting on surrounding *sensitive land uses*; and

(b) the exposure of proposed *sensitive land uses* to nuisance emissions from surrounding development.

(2) The purpose of the Nuisance code will be achieved through the following overall outcomes:-

(a) development is located, designed, constructed and operated to maintain appropriate levels of amenity and environmental performance by:-

(i) not imposing unacceptable noise, light, glare, dust or odour emissions on surrounding *sensitive land uses*; and
(ii) ensuring that proposed *sensitive land uses* are not subject to unacceptable nuisance emissions generated from surrounding development; and

(b) environmental values are protected by preventing or minimising potential environmental harm or environmental nuisance resulting from the release of contaminants, particularly noise, odour, light, glare, dust and particulates.

9.4.3.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.4.3.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Acoustic Amenity and Noise[12]			
PO1	Development, other than development involving live entertainment or amplified sound in a hospitality area or as part of a temporary event, is located, designed, constructed and operated to ensure that noise emissions do not adversely impact on surrounding *sensitive land uses*. Note—this performance outcome applies even if noise emissions are generated by *sensitive land uses*, from sources such as communal areas, service areas, plant and equipment (e.g. air conditioning units) and the like.	**AO1**	Development does not involve activities that would cause noise related environmental harm or nuisance. **OR** Development ensures noise does not emanate from the *site* through site layout, design, construction, and operation.
PO2	Development that is a *sensitive land use* is located, designed, constructed and operated to achieve a satisfactory	**AO2**	The *sensitive land use* is not established in an area that will be adversely impacted by noise generated by existing land uses,

[11] Editor's note—the **Planning scheme policy for nuisance code** provides guidance for achieving outcomes of this code, including the preparation of a noise impact assessment report, odour impact assessment report and lighting impact assessment report.
[12] Note—*Council* will take the order of occupancy of new and existing noise sources into consideration in implementing Performance Outcome PO1 of this code. The intent of this performance outcome is not to require existing lawful uses to control noise emissions in response to encroachment by new noise sensitive development.

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Performance Outcomes		Acceptable Outcomes	
	level of acoustic amenity where there is potential for noise emissions generated from surrounding development to adversely affect the *sensitive land use*. Editor's note—this performance outcome relates to a 'reverse amenity' situation where a proposed *sensitive land use* may be adversely impacted by noise emissions from surrounding development. In such cases, it is contingent upon the proposed *sensitive land use* to implement measures to ensure a satisfactory level of acoustic amenity is provided to prospective occupants and users of the development.		activities and possible future development in the area. **OR** Where located in an area where adverse noise impacts are likely, the *sensitive land use* mitigates all potential impacts through site layout, design, construction, and operation.
PO3	Development involving live entertainment or amplified sound in a hospitality area, or as part of a temporary event, provides a satisfactory level of acoustic amenity for surrounding *sensitive land uses*, having regard to the location and setting of the development and the frequency of the event.	**AO3**	No acceptable outcome provided.
Odour, Dust and Particulates			
PO4	Development is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause environmental nuisance to *sensitive land uses* (whether existing or proposed uses) in the surroundings of the proposed development.	**AO4.1**	Development does not involve activities that create odorous air emissions. **OR** Development does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.
		AO4.2	Development does not involve activities that will result in airborne particles or emissions being generated. **OR** Development ensures that no airborne particles or emissions cause environmental harm or nuisance through site layout, design, construction and operation.
PO5	Development that is a *sensitive land use* is located, designed, constructed and operated to ensure that the proposed use is not subject to odour, dust or particulate emissions from surrounding development that would cause environmental nuisance.	**AO5**	No acceptable outcome provided.
Lighting and Glare			
PO6	Development ensures that lighting and glare does not have any significant adverse amenity impacts or create nuisance to surrounding premises.	**AO6.1**	Lighting devices are located, designed and installed to:- (a) minimise light spillage on surrounding premises; (b) preserve an acceptable degree of lighting amenity at surrounding premises; (c) provide covers or shading around lights; (d) direct lights downwards; (e) position lights away from possible affected areas; and (f) enable the brightness of lights to be adjusted to low levels.
		AO6.2	Streets, driveways, servicing and car

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Performance Outcomes		Acceptable Outcomes	
			parking areas are located and designed to minimise vehicle headlight impacts on any surrounding residential premises.
		AO6.3	Reflective glare that would cause nuisance to residents or the general public at surrounding premises and public spaces is avoided or minimised through the use of:- (a) external building materials and finishes with low-reflectivity; or (b) building design/architectural elements or landscape treatments to block or reduce excessive reflected glare.

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9.4.4 Reconfiguring a lot code

9.4.4.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.4.2 Purpose and overall outcomes

(1) The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:-

(a) is consistent with the desired character of the local area;

(b) is appropriate for their intended use;

(c) is responsive to site constraints;

(d) provides appropriate access (including access for services); and

(e) supports high quality urban and landscape design outcomes.

(2) The purpose of the Reconfiguring a lot code will be achieved through the following overall outcomes:-

(a) development provides for lots that are of a size and have dimensions that are appropriate for their intended use and responsive to local character and site constraints;

(b) development provides for lots that have a suitable and safe means of *access* to a public road; and

(c) development provides for subdivisions that result in the creation of safe and healthy communities by:-

(i) incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;
(ii) incorporating a road and *transport network* that is responsive to, and integrated with, the natural topography of the *site*, is integrated with existing or planned adjoining development and supports the circulation of public transport with no or only minimal route redundancy;
(iii) avoiding adverse impacts on native *vegetation*, *waterways*, *wetlands* and other *ecologically important areas* present on, or adjoining the *site*;
(iv) avoiding or mitigating the risk to people and property from natural hazards;
(v) incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design; and
(vi) providing appropriate *infrastructure*, including reticulated water and sewerage (where available), sealed roads, pedestrian and bicycle paths, urban and non-urban open space and community facilities in urban areas.

9.4.4.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.4.4.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Lot Layout and Site Responsive Design			
PO1	Development provides for a lot layout and configuration of roads and other transport corridors that avoids land subject to natural hazards and is	**AO1**	No acceptable outcome provided. Note—the following parts of the planning scheme include elements required to be

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Performance Outcomes		Acceptable Outcomes	
	responsive to:- (a) the setting of the *site* within an urban or non-urban context; (b) any natural environmental values or hazards present on, or adjoining the *site*; (c) any places of cultural heritage significance or character areas present on, or adjoining the *site*; (d) any important landmarks, views, vistas or other areas of high scenic quality present on, or able to be viewed from, the *site*; (e) any natural economic resources present on, adjoining or near the *site*; and (f) sub-tropical and sustainable design in terms of the orientation of lots, the provision of water cycle *infrastructure* and the incorporation of landscapes that are complementary to existing native *vegetation* within the subdivision.		addressed by a development application for reconfiguring a lot:- (a) **Part 7 (Local plan codes)**, which identifies local planning requirements for local plan areas; (b) **Part 8 (Overlays)**, which identifies development constraints and valuable resources; and (c) **Part 10 (Other plans)**, which identifies structure planning and other requirements for declared master plan areas. Note—the *Council* may require submission of a *local area structure plan* for a *site* exceeding 10 hectares in area, or a development involving the creation of 50 or more new lots, so as to demonstrate compliance with Performance Outcome PO1.
Lot Layout and Neighbourhood/Estate Design			
PO2	Development provides for a lot layout, land use and *infrastructure* configuration that:- (a) provides for an efficient land use pattern; (b) effectively connects and integrates the *site* with existing or planned development on adjoining sites; (c) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles, in that order of priority; (d) provides for moderate and large size developments to have multiple *access* points; (e) creates legible and interconnected movement and open space networks; (f) provides defined edges to *public open space* by the alignment of a new road and avoids direct interface between freehold lots and *public open space*; (g) promotes a sense of community identity and belonging; (h) provides for a high level of amenity, having regard to potential noise, dust, odour and lighting nuisance sources; (i) accommodates and provides for the efficient and timely delivery of *infrastructure* appropriate to the site's context and setting; (j) avoids the use of culs-de-sac; (k) maximises the number of lots that have exposure to favourable solar orientation for future *dwellings*; (l) avoids the sporadic or out-of-sequence creation of lots; and	**AO2**	No acceptable outcome provided. Note–the *Council* may require submission of a *local area structure plan* for a *site* exceeding 10 hectares in area, or a development involving the creation of 50 or more new lots, so as to demonstrate compliance with Performance Outcome PO2.

Performance Outcomes		Acceptable Outcomes	
	(m) protects and enhances *ecologically important areas* and provides for the clustering of lots into cleared areas.		
Size and Dimensions of Lots			
PO3	Development provides for the size, dimensions and orientation of lots to:- (a) be appropriate for their intended use in accordance with the intent of the applicable zone code; (b) be consistent with the prevailing urban fabric (where applicable) and the preferred character of the local area; (c) where for residential lots, provide sufficient area for a suitable building envelope, vehicle *access* and useable *private open space*, without the need for major earthworks and retaining walls; (d) where for commercial and industrial lots, provide sufficient area to accommodate a wide range of industry and commercial use types; (e) where not located in a sewered area, provide sufficient area for the safe and sustainable on-site treatment and disposal of effluent; (f) take account of and respond appropriately to natural values and site constraints; and (g) in the case of land included in the Rural zone, prevent the fragmentation of rural land.	**AO3.1** **AO3.2** **AO3.3** **AO3.4** **AO3.5**	Except where otherwise specified in a structure plan or local plan code, a lot complies with the minimum lot size and the minimum average lot size specified in Column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)**. Except where otherwise specified in a structure plan or local plan code, a lot contains a minimum square or rectangular area and a minimum *frontage* that complies with Columns 3 and 4 respectively of **Table 9.4.4.3.2 (Minimum lot size and dimensions)**. All reconfigured lots on land subject to a constraint or valuable feature identified on an overlay map contains a building envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot that is not subject to the constraint or valuable feature or that appropriately responds to the constraint or valuable feature. No additional lots are created on land included in:- (a) the Limited development (landscape residential) zone; or (b) the Rural residential zone (outside of the rural residential growth management boundary). Lot boundaries and roads are aligned to avoid traversing *ecologically important areas*.
Small Residential Lots			
PO4	Development provides for small residential lots (of less than 600m²) to be created in limited circumstances where:- (a) consistent with the intent of the zone and compatible with the preferred character of the local area; and (b) on land that is fit for purpose and not subject to topographic constraints.	**AO4.1** **AO4.2**	Notwithstanding Acceptable Outcome AO3.1 (above), small residential lots may be created on land in one of the following zones:- (a) the Emerging community zone; or (b) the Medium density residential zone. The land on which small residential lots are created has a *slope* of not more than 10%.
PO5	Small residential lots (of less than 600m²) are developed in accordance with a plan of development, which demonstrates that:- (a) most lots are provided with a north-south orientation to optimise opportunities for passive solar design and natural airflow; (b) the development is efficiently configured and provides laneway *access* that optimises the use of	**AO5.1** **AO5.2**	A plan of development complies with the design criteria for small residential lots specified in **Table 9.4.4.3.3 (Design criteria for small residential lots)**. Each small residential lot is capable of containing a rectangle suitable for building purposes where the long axis of the rectangle faces between 30° east and 20° west of true north.

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Performance Outcomes		Acceptable Outcomes	
	public streets by pedestrians and minimises pedestrians/vehicle conflict points; (c) an appropriate building envelope can be accommodated; (d) sufficient and useable *private open space* can be provided for each future *dwelling*; (e) any building contained within the building envelope is unlikely to impact adversely upon the amenity of *adjoining premises* as a result of overshadowing, privacy and access to sunlight; and (f) landscape and tree planting can be accommodated in deep soil zones to soften built form elements, improve micro climate and contribute to the quality of the public realm.		
Rear (Hatchet) Lots			
PO6	Development provides for *rear lots* to be created only where:- (a) forming part of a residential, rural residential or rural subdivision; (b) the lots are not likely to prejudice the subsequent development of adjoining land; (c) it is not desirable nor practicable for the *site* to be reconfigured so that all lots have full *frontage* to a road; (d) the siting of buildings on the *rear lot* is not likely to be detrimental to the use and amenity of the surrounding area; (e) uses on surrounding land will not have a detrimental effect on the use and amenity of the *rear lot*; (f) the safety and efficiency of the road from which *access* is gained is not adversely affected; and (g) vehicular *access* to *rear lots* will not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like.	**AO6**	*Rear lots* are designed such that:- (a) the minimum area of the lot, exclusive of any access strip, complies with Columns 2 and 3 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)**; (b) the gradient of the access strip does not exceed 10%; (c) no more than four lots directly adjoin the *rear lot*, excluding lots that adjoin at one point; (d) no more than three lots gain *access* from the same access handle; (e) no more than 10% of lots within a subdivision are accessed from an access handle; (f) where two *rear lots* adjoin each other, a single common driveway and reciprocal access easements are provided; (g) no more than two *rear lots* and/or *rear lot* access strips directly adjoin each other; (h) *rear lot* access strips are located on only one side of a full *frontage* lot; and (i) *rear lot* access strips comply with the requirements of **Table 9.4.4.3.4 (Access strip requirements for rear lots)**.
Irregular Shaped Lots			
PO7	Development provides for irregular shaped lots to be created only where:- (a) the creation of regular lots is impractical such as at a curve in the road; (b) safe *access* and visual exposure to and from the *site* can be provided, while not adversely impacting on the functionality of the surrounding road network; and (c) the irregular lot is demonstrably suitable for its intended purpose.	**AO7**	Irregular lots are designed so that they:- (a) fully contain a square or rectangle specified in Column 3 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)**; and (b) comply with requirements of **Table 9.4.4.3.5 (Minimum width for irregular shaped lots)**.

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Performance Outcomes		Acceptable Outcomes	
Rearrangement of Lot Boundaries			
PO8	Development provides that the rearrangement of lot boundaries is an improvement on the existing situation.	**AO8**	The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with **Table 9.4.4.3.2 (Minimum lot size and dimensions)**, and at least one of the following is achieved:- (a) the rearrangement of lots remedies an existing boundary encroachment by a building or areas; (b) the rearranged lots will be made more regular in shape; (c) *access* is provided to a lot that previously had no *access* or an unsuitable *access*; (d) the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the *site* is situated; (e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings; (f) the rearrangement of lots provides for a significant improvement in rural productivity; or (g) the rearrangement of lots results in a significant improvement in the protection of environmental values.
Volumetric Subdivision			
PO9	Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the *site* is located, or is consistent with a development approval for material change of use that has not lapsed.	**AO9**	No acceptable outcome provided.
Subdivision by Lease			
PO10	Development provides that subdivision by lease facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the *site* is located, or is consistent with a development approval for material change of use that has not lapsed.	**AO10**	No acceptable outcome provided.
Buffers to Sensitive Land, Incompatible Uses and Infrastructure			
PO11	Development provides for lots to be created in locations that:- (a) are adequately buffered to prevent potential adverse impacts on future users of the lots and adjacent lots; (b) separate the lots from incompatible uses and *infrastructure*; and (c) do not create "reverse amenity" situations where the continued operation of existing uses is compromised by the proposed development.	**AO11.1** **AO11.2**	No part of any lot included in a *residential zone*, the Emerging community zone or the Rural residential zone is located within the setback area of an existing *intensive rural use* as specified in Column 4 of **Table 9.3.16.3.3 (Siting and setback requirements for intensive rural uses)**. Where located adjacent to rural land, development for residential and rural residential lots provides an agricultural *buffer* included in public land, or in the common property of a community title scheme, that complies with the buffer

Performance Outcomes		Acceptable Outcomes	
			design criteria specified in Table 2 of the *State Planning Guidelines – Separating Agricultural and Residential Land Uses*.
		AO11.3	Any part of any lot included in a residential zone, the Emerging community zone or the Rural residential zone:- (a) can accommodate a minimum square or rectangle as specified in Column 3 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)**, clear of any electricity transmission line easement; (b) is not located within 500 metres of an existing or planned high voltage transmission grid substation site; (c) is not located within 100 metres of an existing bulk supply transformer; (d) is not located within 60 metres of an existing zone transformer; and (e) is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use.
		AO11.4	Any reconfiguring a lot involving land in a *residential zone*, the Emerging community zone or the Rural residential zone provides for the number of lots burdened by electrical transmission line easements to be reduced to one.
Avoidance of Contaminated Land			
PO12	Development ensures that lots are not created on contaminated land, unless the land is first remediated and declared to be fit for the intended purpose.	**AO12**	No acceptable outcome provided.
Road and Public Transport Infrastructure[13]			
PO13	Development involving the creation of new roads and other transport corridors ensures that the road network:- (a) accords with the 2031 Functional Transport Hierarchy as shown on **Figure 9.4.8A (2031 Functional Transport Hierarchy)**; (b) provides visible distinction of roads, based on function and design features; (c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements; (d) allows for unimpeded and practical *access* to each proposed lot; (e) accommodates or facilitates access to cycle and pedestrian pathways;	**AO13**	No acceptable outcome provided. Editor's note – **Section 9.4.8 (Transport and parking code)** and **Section 9.4.11 (Works, services and infrastructure code)** include assessment criteria relating to the design and construction of road and public transport *infrastructure*.

[13] Editor's note—vehicle *access* points to State controlled roads require approval under the *Transport infrastructure Act 1994*. Access approvals to State controlled roads are administered by the Department of Transport and Main Roads in accordance with the Road Planning and Design Manual.

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Performance Outcomes		Acceptable Outcomes	
	(f) facilitates a high standard of urban design which reflects a grid pattern to assist connectivity, particularly for pedestrians and cyclists; (g) provides for the operation of public transport and accommodates public transport *infrastructure*; (h) connects to and integrates with existing roads and other relevant facilities within and external to the land to be subdivided; (i) provides for the dedication and construction of roads where required to allow *access* to and proper development of adjoining vacant land that is intended for development; (j) provides for the construction and adequate drainage of all proposed roads, pathways, laneways and bikeways within and adjoining the land to be subdivided; (k) does not unreasonably adversely impact on existing vehicular traffic, *active transport* users or the amenity of the surrounding environment; (l) provides safe passage for wildlife movement and incorporates wildlife movement corridors into the entire design and use of the road system; and (m) incorporates appropriate areas for the provision of street trees and landscapes.		
PO14	Development involving the creation of new roads ensures that a network of public transport routes is provided such that public transport can efficiently service the neighbourhood/estate with no, or only minimal, route redundancy.	**AO14**	No acceptable outcome provided.
PO15	Development involving the creation of new roads ensures that design of streets and roads to be used as a public transport route allows for the efficient and unimpeded movement of buses, without facilitating high traffic speeds.	**AO15**	No acceptable outcome provided.
PO16	Development involving the creation of new roads ensures that most or all urban lots are located within walking distance of public transport.	**AO16**	In an urban area, at least 90% of lots are within 400 metres safe walking distance of an existing or proposed public transport route, or within 500 metres safe walking distance of a public transport stop.
Pedestrian and Bicycle Path Infrastructure			
PO17	Development provides for the establishment of a network of pedestrian and bicycle paths that:- (a) provides a high level of permeability and connectivity; (b) maximises opportunities to link activity centres, employment areas, residential areas,	**AO17**	No acceptable outcome provided. Editor's note – **Section 9.4.8 (Transport and parking code)** and **Section 9.4.11 (Works, services and infrastructure code)** provide requirements for the design and construction of pedestrian and bicycle path *infrastructure*.

Performance Outcomes		Acceptable Outcomes	
	community facilities, open space and public transport stops; (c) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other *infrastructure*; (d) incorporates safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails; (e) incorporates shade through the provision of street trees and landscapes; and (f) is well lit and located where there is casual surveillance from nearby premises.		
Public Parks and Open Space Infrastructure			
PO18	Development provides for parks, drainage reserves and open space *infrastructure* that:- (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; (b) is well distributed and contributes to the legibility, accessibility and character of the locality; (c) creates attractive settings and focal points for the community; (d) benefits the amenity of adjoining land uses; (e) incorporates appropriate measures for stormwater and flood management; (f) facilitates the retention and enhancement of native *vegetation*, *waterways*, *wetlands* and other *ecologically important areas* and natural and cultural features; (g) is cost effective to maintain; and (h) is dedicated as public land in the early stages of the subdivision.	**AO18**	No acceptable outcome provided. Editor's note**—Section 9.4.2 (Landscape code)** includes requirements for the design and construction of landscape elements in public parks and open space *infrastructure*.
Stormwater Management Infrastructure			
PO19	Development provides for the effective drainage of lots and roads in a manner that:- (a) maintains and restores the natural flow regime; (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters and surrounding land.	**AO19**	No acceptable outcome provided. Editor's note**—Section 9.4.6 (Stormwater management code)** includes requirements for the design and construction of stormwater management *infrastructure*.
Infrastructure and Services			
PO20	Development provides that each lot is provided with appropriate development *infrastructure* and services commensurate with the nature and location of the subdivision.	**AO20.1**	In urban areas, new lots are connected to:- (a) the reticulated water supply *infrastructure* network; (b) the reticulated sewer *infrastructure* networks; (c) the reticulated electricity

Performance Outcomes		Acceptable Outcomes	
			infrastructure network; and (d) where available, a high speed telecommunications *infrastructure* network. Editor's note—**Section 9.4.6 (Stormwater management code)** and **Section 9.4.7 (Sustainable design code)** include requirements for integrated water management and dual water reticulation systems that may reduce demand upon the reticulated water supply *infrastructure* network.
		AO20.2	In urban areas, where 5 or more new lots are created or a new road is created, electricity *infrastructure* is provided underground.
		AO20.3	In non-urban areas, new lots are provided with:- (a) a connection to the reticulated water supply *infrastructure* network, where available; (b) a connection to the reticulated sewer *infrastructure* network, where available, or otherwise an area suitable to accommodate an on-site effluent treatment and disposal system; (c) a connection to the reticulated electricity *infrastructure* network or a separate electricity generation source; and (d) where available, access to a high speed telecommunications network.
Waterway Esplanades			
PO21	Development involving subdivision including or adjacent to a major *waterway* (stream order 3 or above) provides for continuous public access along the full length of the *waterway*, in addition to any requirement for *park* and open space.	**AO21**	Development provides for a public esplanade to be provided for land adjoining any *waterway* of stream order 3 or above, where identified on a Biodiversity, Waterways and Wetlands Overlay Map, which:- (a) in respect to a *waterway* of stream order 5 or above, is a minimum of 30 metres wide measured from the high bank; (b) in respect to a *waterway* of stream order 3 or 4, is a minimum of 10 metres wide measured from the high bank; (c) is dedicated as public land; and (d) has legal access from a public place for the purposes of maintenance.

Table 9.4.4.3.2 Minimum lot size and dimensions[14] [15] [16] [17]

Column 1 Zone	Column 2 Minimum lot size			Column 3 Minimum square or rectangle (metres)	Column 4 Minimum frontage (metres)
	Column 2A Slope ≤ 15%	Column 2B Slope > 15% and ≤ 20%	Column 2C Slope > 20%		
Low density residential zone	600m²	1,000m²	1,500m²	15 x 20	15
Medium density residential zone	800m²	1,000m²	1,500m²	15 x 20	15
High density residential zone	800m²	1,000m²	1,500m²	20 x 30	20
Tourist accommodation zone	1,000m²	1,000m²	1,500m²	20 x 40	20
Principal centre zone	400m²	1,000m²	1,000m²	10 x 12	Not specified
Major centre zone	400m²	1,000m²	1,000m²	10 x 12	Not specified
District centre zone	400m²	1,000m²	1,000m²	10 x 12	Not specified
Local centre zone	400m²	1,000m²	1,000m²	10 x 12	Not specified
Specialised centre zone	1,000m²	1,000m²	1,000m²	20 x 40	20
Sport and recreation zone	Not specified	Not specified	Not specified	Not specified	Not specified
Open space zone	Not specified	Not specified	Not specified	Not specified	Not specified
Low impact industry zone	1,000m²	1,000m²	1,000m²	20 x 40	20
Medium impact industry zone	1,500m²	1,500m²	1,500m²	30 x 40	30
High impact industry zone	4,000m²	4,000m²	4,000m²	30 x 40	40
Waterfront and marine industry zone	1,000m²	1,000m²	1,000m²	20 x 40	20
Community facilities zone	Not specified	Not specified	Not specified	Not specified	Not specified
Environmental management and conservation zone	Not specified	Not specified	Not specified	Not specified	Not specified
Limited development (landscape residential) zone	No new lots to be created				
Rural zone	100 hectares	100 hectares	100 hectares	Not specified	250
Rural residential zone where within the rural residential growth management boundary.	6,000m² (minimum average 1 hectare)	6,000m² (minimum average 1 hectare)	6,000m² (minimum average 1 hectare)	50 x 100	60
Rural residential zone not otherwise specified.	No new lots to be created				
Emerging community zone	10 hectares	10 hectares	10 hectares	Not specified	100
Tourism zone	Not specified				

[14] Note—the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an applicable local plan or structure plan.

[15] Note—where a local plan or structure plan varies the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)**, it does not override the requirement for a larger lot size to be provided on sloping sites (i.e. column 2B and 2C of **Table 9.4.4.3.2** continue to apply to the extent relevant).

[16] Note—for land included in the Medium density residential zone or Emerging community zone, the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an approved plan of development that provides for a minimum lot size of 300m² and complies with the criteria for small lot housing.

[17] Note—where **Table 9.4.4.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development must satisfy Performance Outcome PO3.

Table 9.4.4.3.3 Design criteria for small residential lots

Column 1 Design element	Column 2 Row lots	Column 3 Narrow lots	Column 4 Small lots
Lot Width	< 10 metres	10 – 15 metres	> 15 metres
Access	Via laneway with a minimum width of 6 metres except where orientation of *private open space* is optimised by having vehicle *access* via the primary street *frontage*.	Not specified	In accordance with the Queensland Development Code.
Maximum *Site Cover*	60%	50%	
Minimum Private Open Space	20m^2 with 4 metre dimension generally at rear of dwelling.	30m^2 with 5 metre dimension generally at rear of dwelling.	
Minimum Planting	20m^2 with access to deep soil and sky with 12m^2 at primary street *frontage*.	30m^2 with access to deep soil and sky with 15m^2 at primary street *frontage*.	
Minimum Front *Setback*	(a) 5.5 metres to garage door and 4 metres to house wall when single street address provided; and (b) 4 metres to house wall and 2 metres to verandah / balcony when vehicle *access* provided by rear laneway.		
Minimum Rear *Setback*	(a) 4 metres where abutting another residential lot; and (b) 1 metre to ground *storey* and 0.5 metre to first upper *storey* where adjoining a laneway.		
Minimum Side *Setback*	1 metre where not nominated as built to boundary on the plan of development.		
Minimum Parking	(a) for a lot exceeding 300m²—at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m²—at least 1 (one) covered car parking space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the *site* such that parked vehicles do not protrude into the road reserve.		
Front Entry	Pedestrian entry and door visible and accessible from primary street *frontage*.		
Street Surveillance	Minimum 1 living space overlooking the primary street *frontage*.		
Front Fence	(a) Maximum of 1.8 metres high; (b) 50% transparent where exceeding 1.2 metres high; and (c) Articulated to allow for dense landscape screening.		
Light and Air	Buildings that exceed 8 metres in depth must be provided with a courtyard within the building footprint that has a minimum dimension of 2 metres x 2 metres.	Not specified	

Table 9.4.4.3.4 Access strip requirements for rear lots

Column 1 Zone	Column 2 Minimum width of single access strip (metres)	Column 3 Minimum width of combined access strips with reciprocal easement (metres)	Column 4 Minimum driveway width (metres)	Column 5 Maximum driveway length (metres)	Column 6 Standard of construction
Residential zones	5	6 (2x3)	3.5	40	Sealed or concreted pavement
Rural Residential zone	6	6 (2x3)	3.5	80	Sealed or concreted pavement
Rural zone	10	10 (2x5)	4	100	All weather gravel pavement

Table 9.4.4.3.5 Minimum width for irregular shaped lots

Column 1 Zone	Column 2 Minimum width measured at site frontage (metres)	Column 3 Minimum width measured 6 metres from site frontage (metres)
Low density residential zone and Medium density residential zone	6	10
High density residential zone and Tourist accommodation zone	10	15
Principal centre zone, Major centre zone, District centre zone, Local centre zone and Specialised centre zone	6	10
Low impact industry zone and Waterfront and marine industry zone	12	20
Medium impact industry zone and High impact industry zone	15	25
Rural zone and Rural residential zone	12	20

9.4.5 Safety and security code

9.4.5.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Safety and security code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.5.2 Purpose and overall outcomes

(1) The purpose of the Safety and security code is to ensure development is designed in a manner which promotes public safety.

(2) The purpose of the Safety and security code will be achieved through the following overall outcomes:-

(a) development is user friendly;

(b) development incorporates design elements that reduce vulnerability of people and property to crime;

(c) development increases people's awareness of their environment; and

(d) development is located and designed to ensure that users are not exposed to unacceptable levels of contaminants.

9.4.5.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.4.5.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Site and Boundary Identification			
PO1	Development provides for buildings, fences, landscapes and other features that are designed to clearly define territory and ownership of all public, common, semi-private and private space.	**AO1**	The boundaries of property and space are identified by means such as:- (a) fencing; and/or (b) changes in surface materials or levels; and/or (c) landscape treatments.
PO2	Development is designed such that all premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.	**AO2**	All premises are identified by the provision of a street number in a prominent location.
Casual Surveillance			
PO3	Development provides for casual surveillance to be achieved by arranging uses within buildings and on sites to enable external areas to be monitored.	**AO3**	*Active uses* (e.g. shopfronts and living areas) are arranged within buildings at ground floor level, so that they overlook publicly accessible areas.
PO4	Development is designed such that open space areas, including seating areas, are located where they can be monitored.	**AO4**	Open space areas, including seating areas, are situated where they are in the line of sight of windows, doors and balconies/verandahs of buildings, or can be seen from a street.
Fencing and Walls			
PO5	Development provides for fencing and walls to be designed and constructed so as to:- (a) protect the privacy and amenity of private open space; (b) not present a security risk by screening doors, windows and	**AO5**	Fences and solid walls adjacent to pedestrian walkways and street *frontages* do not exceed 1.5 metres in height.

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Performance Outcomes		Acceptable Outcomes	
	major paths; and (c) provide for casual surveillance of both properties and public thoroughfares.		
Landscapes			
PO6	Development provides for landscapes that do not present a security risk by screening doors, windows and pedestrian and cyclist paths or lead to opportunities for concealment.	**AO6**	No acceptable outcome provided. Editor's note—**Section 9.4.2 (Landscape code)** sets out the requirements for designing landscapes for public safety.
Lighting			
PO7	Development provides for lighting to pathways, building entries, driveways and car parking areas in a manner which:- (a) provides a sense of safety and security for residents, staff and visitors; (b) does not cause adverse impact on adjacent land uses; and (c) minimises the maintenance and operational cost of lighting *infrastructure*.	**AO7.1** **AO7.2** **AO7.3** **AO7.4**	Lighting of appropriate intensities is provided which satisfies the requirements of *AS1158 – Lighting for Roads and Public Spaces* and the *Sunshine Coast Public Lighting Plan*. Lighting is focussed to illuminate concealment areas and entrances (e.g. entrances to loading docks). Lighting is directed onto the *site* or building and away from neighbouring sites. Lighting is consistent to reduce the contrast between shadows and well lit areas.
Building Design			
PO8	Development provides for buildings which are designed to ensure a high level of safety and security for residents, staff and the community and:- (a) optimise casual surveillance; (b) provide unimpeded sight lines; (c) control illegitimate access and minimise opportunities for vandalism; and (d) avoid concealment spots.	**AO8.1** **AO8.2** **AO8.3** **AO8.4** **AO8.5**	Windows and activities in buildings are directed, where possible, to overlook public and semi-public areas. No blank building facade is presented to any street *frontage*. Toughened glass, screens and other measures are used in windows that are provided at the ground *storey*, to deter unlawful entry. Vandal proof materials and anti-graffiti paint are used. Along property boundaries adjacent to the street or in view of the street and other publicly accessible areas within sites, building facades are provided which do not incorporate recesses of sufficient size to conceal a person.
PO9	Development provides for all building entrances to be located and designed so as to be easily identifiable and accessible.	**AO9.1** **AO9.2**	Building entrances (including ramps and elevator entrances) are exposed to the primary street *frontage* and are well lit and clearly legible. For non-residential premises:- (a) building entrances provide clear sightlines from the building foyer so that occupants can see outside before leaving the building, and have lobbies visible from the exterior; and (b) staff entrances are located on the primary street *frontage* and not in side access ways.
Movement and Access			

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Performance Outcomes		Acceptable Outcomes	
PO10	Development provides for pedestrian and cyclist pathways and facilities that are safe, useable and readily accessible.	**AO10.1**	All barriers (including landscape features) along principal pedestrian routes are regularly visually permeable.
		AO10.2	Pedestrian and cyclist facilities are designed to encourage the use of *active transport* modes by:- (a) minimising distances and providing safe grading paths, separated from motorised traffic; and (b) using even, non-slip pavement materials.
		AO10.3	Pedestrian and cyclist and vehicular movement systems are co-located to encourage maximum surveillance, while providing for safe travel for each mode.
		AO10.4	Legible and consistent signage, which indicates designated routes and safe places, is provided.
PO11	Development provides for safe pedestrian access to and from the building's main entrance.	**AO11**	Development is designed such that priority is given to the needs of pedestrians for direct links to a building's main entrance and to any adjoining local activities or public transport facilities. Editor's note—**Section 9.4.8 (Transport and parking code)** sets out requirements for the design of pedestrian and cycle facilities.
Car Parks			
PO12	Development provides car parks which are designed, located and managed to promote public safety, security and non-discriminatory access.	**AO12.1**	Public parking areas:- (a) are clearly designated; (b) are well-lit; and (c) have clearly defined access points.
		AO12.2	After hours staff parking is well lit and in close proximity to staff access points.
		AO12.3	Enclosed underground car parks can only be accessed from inside the building or through a security system.
		AO12.4	Multi-level car parks include the following:- (a) emergency telephones to security personnel; (b) mechanical surveillance; (c) alarms or poles; and (d) other similarly effective safety and security measures.
		AO12.5	Signs are strategically located to direct people to entries and exits and to parking bays within the *site*. Editor's note—**Section 9.4.8 (Transport and parking code)** sets out additional requirements for car park design.
PO13	Development provides for restricted access areas to be designed, located and managed to promote public safety and security.	**AO13**	Loading docks, storage areas and other restricted access areas are well lit and/or can be locked after hours.
Public Facilities			
PO14	Development provides for publicly accessible facilities, including toilet facilities, to be located and designed to	**AO14.1**	Publicly accessible toilet facilities are well lit and located where they are obvious so that they can be monitored by other

Performance Outcomes		Acceptable Outcomes	
	maximise safety.		persons, including motorists.
		AO14.2	Bicycle parking facilities are located in view of highly trafficked areas (i.e. the street).
		AO14.3	Automatic Teller Machines are located on the outer edges of buildings, and visible from highly trafficked areas or inside buildings, where a key card is required to access the facilities.
Additional Requirements for Entertainment Uses That Operate Primarily Outside of Daylight Hours			
PO15	Development provides for any entertainment business use that operates primarily outside of daylight hours, such as a *function facility* or *nightclub entertainment facility*, to be:- (a) located above street level; (b) designed to minimise adverse amenity impacts, including impacts associated with excessive noise; and (c) subject to a safety, security and emergency management plan developed in conjunction with the *Council* and relevant emergency services.	**AO15**	No acceptable outcome provided.
Contaminated Land			
PO16	Development is located and designed to avoid risk to human health and the environment from contaminated land.	**AO16**	Development for a residential, business or community activity is located on a *site* where soils are not contaminated by pollutants which represent a health or safety risk.

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9.4.6 Stormwater management code[18]

9.4.6.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Stormwater management code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.6.2 Purpose and overall outcomes

(1) The purpose of the Stormwater management code is to provide for sustainable stormwater management *infrastructure* which protects water quality, environmental values and public health.

(2) The purpose of the Stormwater management code will be achieved through the following overall outcomes:-

(a) development is located, designed, constructed and operated to protect and enhance the environmental values and flow regimes of both constructed and natural *waterways*, *wetlands*, lakes, ground waters and drainage systems;

(b) development is provided with effective stormwater drainage systems to protect people, property and the environment from the effects of stormwater runoff;

(c) development avoids the provision of new constructed waterbodies, except where a demonstrated overriding need exists;

(d) development provides for suitable treatment, harvesting and re-use systems for urban stormwater runoff; and

(e) stormwater management systems are designed and constructed to enhance biodiversity, landscape and recreational values, and to achieve acceptable maintenance, renewal and adaptation costs.

9.4.6.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.4.6.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development Design			
PO1	Development design, including but not limited to layout, scale, intensity and staging, is based on a thorough assessment of:- (a) site characteristics; (b) potential environmental risks; and (c) the likely effectiveness and limitations of available erosion and sediment control and stormwater drainage measures to achieve protection of the environmental values of water and the functioning of stormwater *infrastructure*, both during and post construction.[19]	**AO1**	No acceptable outcome provided.
Stormwater Drainage Systems			
PO2	Development is provided with a	**AO2.1**	Development is provided with a

[18] Editor's note—the **Planning scheme policy for development works** provides guidance and specifies standards for satisfying certain outcomes of this code, including requirements for the preparation of a Stormwater Management Plan.

[19] Editor's note—the **Planning scheme policy for development works** provides guidance for satisfying PO1, including requirements for the preparation of an Erosion Risk Assessment and an Erosion Hazard Evaluation Report. **Section 9.4.11 (Works, services and infrastructure code)** sets out additional requirements in relation to erosion and sediment control during construction activities and works.

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Performance Outcomes		Acceptable Outcomes	
	stormwater drainage system which:- (a) incorporates allowance for climate change; and (b) ensures the development is adequately drained, and stormwater is managed and lawfully discharged without altering stormwater drainage characteristics external to the *site*.		stormwater drainage system which is designed and constructed in accordance with the standards specified in the **Planning scheme policy for development works.**
		AO2.2	The stormwater drainage system connects to a lawful point of discharge in accordance with the **Planning scheme policy for development works.**
		AO2.3	Stormwater flows discharged from the development are either within the capacity of the downstream drainage system such that non-worsening occurs, or are mitigated to pre-development characteristics.
		AO2.4	Development provides for the management of stormwater to incorporate appropriate allowance for climate change impacts (including rainfall intensity and sea level rise), in accordance with the **Planning scheme policy for development works.**
PO3	Development is provided with stormwater conveyance channels which use natural channel design principles to convey external catchment stormwater through development and support landscape, passive recreation and ecological values.	**AO3.1**	Development is provided with stormwater conveyance channels designed in accordance with the standards specified in the **Planning scheme policy for development works.**
		AO3.2	Landscape and ecological features (e.g. plant species and habitat types) used in stormwater conveyance channels are complementary to the local context, including natural *waterways*.
		AO3.3	Bank and bed stability and planting densities result in a stable channel over the long term and minimal potential for invasive weed growth.
PO4	Stormwater *infrastructure* is designed to minimise maintenance costs and the requirement for specialised equipment or maintenance techniques.	**AO4**	Stormwater *infrastructure* is designed and constructed in accordance with the standards specified in the **Planning scheme policy for development works.**
PO5	Development avoids stormwater inflow and infiltration to the sewer *infrastructure* network.	**AO5**	No acceptable outcome provided.
Hydrology and Waterway Stability			
PO6	Development prevents increased channel bed and bank erosion in *waterways* by limiting changes in flow rate and flow duration within receiving waters.	**AO6**	Stormwater discharges are mitigated to achieve the waterway stability objective specified in the **Planning scheme policy for development works.**
PO7	Development protects in-stream ecology by maintaining pre-development low flow discharge regimes.	**AO7**	Frequent stormwater discharges are captured and managed to achieve the frequent flow management objective specified in the **Planning scheme policy for development works.**
PO8	Development ensures adequate surface and sub-surface water to maintain the environmental values of water dependent ecosystems, including downstream in stream and off stream aquatic, riparian, wetland and terrestrial	**AO8**	Stormwater harvesting (excluding roof water harvesting) and the location and form of stormwater discharge points do not compromise the pre-development hydrology of receiving waters.

Performance Outcomes		Acceptable Outcomes	
	ecosystems.		
Stormwater Quality			
PO9	Development protects or enhances the environmental values and water quality objectives[20] of receiving waters or buffer areas within or downstream of a *site*.	**AO9.1** **AO9.2**	Stormwater discharges achieve the pollutant load reduction objectives specified in the **Planning scheme policy for development works.** Where a development includes or adjoins a *constructed waterbody* or a *buffer* to a *waterway* or *wetland*, the pollutant load reduction targets are met prior to the discharge entering that *buffer* or waterbody.
PO10	Treatment systems that use natural processes and materials are integrated into the development, wherever practicable, taking into account the whole of life cycle cost to enhance biodiversity and landscape benefits.	**AO10**	No acceptable outcome provided.
PO11	Treatment systems are designed to eliminate or minimise health, safety and aesthetic hazards.	**AO11**	Risks associated with insect breeding, odour and public safety are minimised by designing treatment systems in accordance with the **Planning scheme policy for development works.**
PO12	Treatment systems are designed to minimise maintenance, renewal and adaptation costs and the requirement for specialised equipment or maintenance techniques.	**AO12**	Design achieves acceptable maintenance, renewal and adaptation costs for the project life[21] in accordance with the **Planning scheme policy for development works.**
Stormwater Harvesting and Re-use			
PO13	Development provides for stormwater capture, in addition to roof water capture.	**AO13**	Stormwater harvesting systems are designed in accordance with the standards specified in the **Planning scheme policy for development works.**
PO14	Stormwater capture for the purpose of substituting for potable water use does not create a health, safety or aesthetic hazard.	**AO14.1** **AO14.2**	Stormwater harvesting systems are designed in accordance with the standards specified in the **Planning scheme policy for development works.** Water quality treatment is designed, established and monitored to human health standards appropriate for the intended use.
PO15	Stormwater harvesting systems are designed to minimise maintenance costs and the requirement for specialised equipment or maintenance techniques and are provided with an ongoing funding source.	**AO15.1** **AO15.2**	For systems that are to be dedicated to *Council* as public assets, there is an overriding community benefit resulting from the stormwater harvesting system. A detailed operations and maintenance budget is prepared for the project life and financial assurances are in place to operate and maintain the system for the project life.
Construction and Establishment of Stormwater Management Systems			
PO16	Construction methods and materials minimise environmental impacts and minimise the risk of asset failure.	**AO16.1** **AO16.2**	Construction methods are undertaken in accordance with the standards specified in the **Planning scheme policy for development works.** Construction timing is co-ordinated with civil and other landscape works to minimise risks to stormwater *infrastructure* and the environment.

[20] Editor's note—water quality objectives are prescribed in Schedule 1 of the *Environmental Protection (Water) Policy 2009*.
[21] Editor's note—project life is a minimum of 50 years, unless the asset is proposed to be decommissioned in a shorter period.

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Performance Outcomes		Acceptable Outcomes	
PO17	Vegetated stormwater management systems proposed to be dedicated as public assets are established and maintained during the maintenance period to ensure optimal *vegetation* growth and that the functional elements of the system achieve the design function at the end of the maintenance period.	**AO17**	Establishment and maintenance of stormwater management systems is undertaken in accordance with the standards specified in the **Planning scheme policy for development works.**
Constructed Waterbodies			
PO18	Constructed waterbodies which are proposed to be dedicated as public assets are avoided, unless there is an overriding need in the public interest.	**AO18**	Where a *constructed waterbody* is proposed to be dedicated as a public asset, an overriding need for the waterbody is demonstrated in accordance with the requirements of the **Planning scheme policy for development works.**
PO19	Constructed waterbodies are designed and constructed to achieve environmental values and water quality objectives which correlate to their intended function, use and receiving waters.	**AO19**	Constructed waterbodies are designed and constructed in accordance with standards specified in the **Planning scheme policy for development works.**
PO20	Constructed waterbodies are designed, constructed and established to minimise maintenance and decommissioning costs and the requirement for specialised maintenance equipment and techniques, and are provided with an on-going funding source.	**AO20**	A detailed maintenance and decommissioning costing is prepared for the project life in accordance with the **Planning scheme policy for development works** and financial assurances are in place to provide for maintenance for the project life and, if required, decommissioning.
PO21	Constructed waterbodies are not used as stormwater quality treatment devices.	**AO21**	Stormwater discharges achieve the pollutant load reduction objectives specified in the **Planning scheme policy for development works,** prior to entering the *constructed waterbody*.
PO22	Constructed waterbodies support landscape, passive recreation and ecological values, and do not pose a health, safety or aesthetic risk.	**AO22**	Constructed waterbodies are designed and constructed in accordance with the standards specified in the **Planning scheme policy for development works.**

9.4.7 Sustainable design code[22]

9.4.7.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Sustainable design code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

Notes—

(a) performance outcomes PO1, PO2, PO3 and PO5 apply only to development involving the erection of a new building for a use or uses in the *residential activity group*, *business activity group*, *community activity group*, *sport and recreation activity group* or *other activity group*;

(b) performance outcome PO4 applies only to development involving the erection of a new building exceeding 5 *storeys* in height for a use or uses in the *residential activity group*, *business activity group* or *community activity group*;

(c) the Sustainable design code identifies only a limited range of sustainable design criteria. Development on the Sunshine Coast is encouraged to strive to achieve the highest practicable score using an accredited sustainability rating system (i.e. Greenstar);

(d) development that achieves a minimum 4 star score using the Greenstar rating system is deemed to have complied with the Sustainable design code; and

(e) *Council* may use its discretion to determine that part or all of the Sustainable design code should not apply to a particular development where compliance with the Sustainable design code would be unreasonable because of the small scale or nature of a particular development.

9.4.7.2 Purpose and overall outcomes

(1) The purpose of the Sustainable design code is to ensure development meets *best practice* sustainability principles.

(2) The purpose of the Sustainable design code will be achieved through the following overall outcomes:-

(a) development is located, designed, constructed and operated in accordance with *best practice* subtropical and sustainable design principles in order to:-

(i) take advantage of local climatic and environmental conditions;
(ii) optimise energy efficiency;
(iii) minimise reliance on non-renewable energy sources; and
(iv) facilitate and promote alternative energy supply through the use of renewable energy sources.

9.4.7.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.4.7.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Subtropical Design and Climatic Comfort			
PO1	Development provides for the siting, orientation and design of buildings to appropriately respond to the region's subtropical climate and creates an open and permeable built environment that connects indoor and outdoor spaces in an integrated design.	**AO1**	No acceptable outcome provided. Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of subtropical design principles.

[22] Editor's note—the *Queensland Development Code* also identifies sustainability requirements for certain development. Where there is a conflict between the Sustainable design code and the *Queensland Development Code*, the *Queensland Development Code* prevails.

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Performance Outcomes		Acceptable Outcomes	
PO2	Development is located, designed, constructed and operated in a manner that incorporates passive design elements for cooling and heating, including:- (a) weather protection and sun shading (including eaves and overhangs that are incorporated into facades); (b) roof forms and colours that reduce direct solar heat gain; (c) rain protection appropriate to each facade orientation; and (d) providing opportunities for building occupants to determine indoor climate (e.g. adjustable louvres and shading).	**AO2**	No acceptable outcome provided.
PO3	Development is located, designed, constructed and operated in a manner that minimises adverse impacts on adjoining public spaces in terms of solar access and wind-tunnelling.	**AO3**	No acceptable outcome provided.
PO4	Development ensures that roof top levels of higher-rise buildings make a positive visual, open space, recreational and ecological contribution to the functioning of the *site* and surrounding area.	**AO4**	No acceptable outcome provided.
Energy Efficiency and Renewable Energy			
PO5	Development is designed and operated to minimise the production of greenhouse gas emissions by implementing a range of emission-limiting measures including, but not limited to, the following:- (a) use of solar power or other non-polluting, renewable energy sources to supply part or all of the development's energy needs; and (b) for residential development, provision of a non-mechanical (natural) clothes drying area for each *dwelling*.	**AO5**	No acceptable outcome provided.

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9.4.8 Transport and parking code[23] [24]

9.4.8.1 Application

(1) This code applies to ~~self assessable~~accepted development and assessable development identified as requiring assessment against the Transport and parking code by the tables of assessment in Part 5 (Tables of assessment).

(2) The acceptable outcomes in Table 9.4.8.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) are requirements for applicable accepted development.

(3) All provisions in this code are assessment benchmarks for applicable assessable development.

Note—~~self assessable~~accepted development within an existing building need only comply with Acceptable Outcome AO3.1 of **Table 9.4.8.3.1 (~~Criteria~~ Requirements for ~~self assessable~~accepted development and performance outcomes and acceptable outcomes for assessable development).**

9.4.8.2 Purpose and overall outcomes

(1) The purpose of the Transport and parking code is to ensure that transport *infrastructure* including pathways, public transport *infrastructure*, roads, parking and service areas, are provided in a manner which meets the needs of the development, whilst promoting active and public transport use and preserving the character and amenity of the Sunshine Coast.

(2) The purpose of the Transport and parking code will be achieved through the following overall outcomes:-

(a) development is consistent with the objectives of the strategic transport network, which are to:-

(i) provide for a highly permeable and integrated movement network;
(ii) improve coordination between land use and transport so as to maximise the potential for walking, cycling and public transport use and reduce reliance on private motor vehicle travel;
(iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users, with the needs of pedestrians considered in the first instance, then cyclists, public transport and then motorists;
(iv) preserve the amenity of *sensitive land uses*;
(v) limit road construction to the minimum necessary to meet the endorsed levels of service for ultimate development of the Sunshine Coast; and
(vi) provide for staging of *Council's* limited trunk road construction program to maximise sustainability;

(b) the environmental, economic and social impacts of transport on the natural and urban environment are minimised;

(c) transport *infrastructure* is designed and constructed to acceptable standards and operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of life cycle costs, including reduced ongoing maintenance costs;

(d) development provides for on-site parking, *access*, circulation and servicing areas that are safe, convenient and meet the reasonable requirements of the development;

(e) development provides for parking areas that are shared between many uses rather than separate parking areas attached to each building where peak parking times of the uses occur at different times and where the parking area is sufficient to meet the anticipated demands of all uses;

[23] Editor's note—*Council* may require the preparation of a Traffic Impact Assessment Report and an Integrated Transport Plan to demonstrate compliance with certain outcomes of the **Transport and parking code**.
[24] Editor's note—the **Planning scheme policy for development works** provides guidance and specifies standards for satisfying certain outcomes of the Transport and parking code, including requirements for the preparation of a Traffic Impact Assessment.

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(f) development provides appropriate buffering between *sensitive receptors* and the *major road* network and rail corridors; and

(g) development provides for major intersections and access points to be designed and constructed to reflect the natural values, character and identity of the Sunshine Coast.

9.4.8.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.4.8.3.1 ~~Criteria~~ Requirements for ~~self assessable~~accepted development and performance outcomes and acceptable outcomes for assessable development[25]

Performance Outcomes		Acceptable Outcomes	
Layout and Design of On-site Parking and Access			
PO1	Development ensures that the layout and design of vehicle *access*, on-site circulation systems and parking areas and systems is safe, convenient and legible for all users, including people with disabilities, pedestrians, cyclists and public transport services, where relevant.	**AO1.1**	Development provides access driveways, internal circulation and manoeuvring areas, service areas and parking areas in accordance with the standards specified in the **Planning scheme policy for the transport and parking code**, including ensuring:- (a) the number and type of vehicles planned for the development can be accommodated on-site; (b) on-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the *site* in a forward motion; and (c) a progressive reduction in vehicle speed between the external transport corridor and internal parking spaces such that lower speeds occur near areas of high pedestrian activity.
		AO1.2	Development provides clearly defined pathways within and around on-site vehicle parking areas that:- (a) are located in identified pedestrian desire lines; and (b) ensure pedestrian movement through parking areas is along aisles rather than across them.
Site Access			
PO2	Development ensures that the layout, design and construction of *access*:- (a) is safe, convenient and legible for all users, including people with disabilities, pedestrians, cyclists and public transport services, where relevant; (b) does not interfere with the planned function, safety, capacity and operation of the *transport network*; (c) minimises the impact of turning traffic from the development on external traffic systems; (d) provides sufficient sight distances to ensure safe operation; (e) is appropriate to design traffic volumes and vehicle types; and (f) includes appropriate and sufficient signage to ensure safe and	**AO2.1**	The location and design of any new site *access* is in accordance with the standards specified in the **Planning scheme policy for the transport and parking code**.
		AO2.2	For assessable development, the number of site *access* driveways is minimised (usually one), with *access* to the lowest order transport corridor to which the *site* has *frontage*, consistent with amenity impact constraints.

[25] Note—for ~~self assessable~~accepted development in an existing building only acceptable outcome AO3.1 of **Table 9.4.8.3.1 (~~Criteria~~Requirements for ~~self assessable~~accepted development and performance outcomes and acceptable outcomes for assessable development)** applies.

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Performance Outcomes		Acceptable Outcomes	
	convenient use.		
On-Site Car Parking			
PO3	Development provides on-site car parking for the demand anticipated to be generated by the development.	**AO3.1**	Development provides on-site car parking spaces at the minimum rates specified in **Table 9.4.8.3.3 (Minimum on-site parking requirements)**. **OR** Where located in a *centre zone* or the Tourist accommodation zone, development provides on-site car parking spaces at rates varied from those in **Table 9.4.8.3.3 (Minimum on-site parking requirements)** for specified development, as outlined below:- (a) *rooming accommodation*, *short-term accommodation*, *resort complex*, or *retirement facility* – reduce visitor parking to 1 space per 10 *rooming units* or *dwellings*; (b) *food and drink outlet*, *function facility*, *hotel*, *indoor and sport and recreation*, *theatre* – reduce parking to 1 space per 20m^2 *gross floor area*; (c) *shopping centre* – reduce parking to 1 space per 25m^2 *gross floor area* for any component above 1,000m^2 *gross floor area*; and (d) *child care centre* – reduce customer parking to 1 space per 7 children. Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number. Parking requirements for other vehicles including service vehicles, motorcycles/scooters and cycles, as well as design requirements, outlined in the remainder of this code do not change. **OR** For ~~self-assessable~~ accepted development, other than a call centre, located in premises that were lawfully established prior to the commencement of the planning scheme, the number of on-site car parking spaces provided is equal to the number of spaces required at the time the premises were lawfully established. **OR** Where development is physically unable to provide the required number of car parking spaces on-site, an Infrastructure Agreement is entered into between the developer and the *Council* which provides for contributions in lieu of on-site car parking spaces.
		AO3.2	For assessable development, car parking provided for *mixed-use development* is sufficient to meet the demand of residential and business uses, with

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Performance Outcomes		Acceptable Outcomes	
			exclusive designations for both user types.
PO4	Development provides for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces and to be identified and reserved for such purposes.	**AO4.1**	Development provides the number of parking spaces for people with disabilities, required by the *Building Code of Australia*.
		AO4.2	Parking spaces for people with disabilities, access and signage complies with *AS 1428 – General Requirements for Access: Buildings* and *AS 2890.6 – Parking facilities (Part 6: Off-street Parking for People with Disabilities).*
On-site Parking and End of Trip Facilities for Bicycles			
PO5	Development provides on-site cycle parking facilities to encourage use of this mode of transport and support the demand anticipated to be generated by the development	**AO5.1**	Development provides on-site cycle parking spaces at the minimum rates specified in **Table 9.4.8.3.3 (Minimum on-site parking requirements)**.
		AO5.2	Cycle parking is designed in accordance with the **Planning scheme policy for the transport and parking code**.
		AO5.3	End of trip facilities, including personal lockers, change rooms, showers and sanitary compartments and wash basins are provided in accordance with the **Planning scheme policy for the transport and parking code**, for development involving:- (a) a use in the *business activity group*; (b) a use in the *community activity group*; (c) a use in the *industrial activity group*, other than *bulk landscape supplies* and *extractive industry*; (d) a use in the *residential activity group*; (e) a use in the *sport and recreation activity group*, other than *park*; and (f) a use in the *other activity group* being *air services*.
Service Vehicle Requirements			
PO6	Development provides sufficient parking and *access* for service vehicles to meet the needs of the development.	**AO6.1**	Development provides on-site service vehicle parking bays at the minimum rates specified in **Table 9.4.8.3.3 (Minimum on-site parking requirements)**.
		AO6.2	Service vehicle *access*, internal circulation and manoeuvring, loading and unloading, waste collection and fuel delivery facilities (if required) and parking areas are designed in accordance with the standards specified in the **Planning scheme policy for the transport and parking code**.
PO7	Development provides for driveways, internal circulation areas and service areas to be designed to:- (a) ensure that proposed loading, unloading, waste collection and fuel delivery facilities (if required) can satisfactorily accommodate the number and type of service vehicles expected on-site; and (b) the movement of service vehicles on-site and loading and unloading	**AO7.1**	Driveways, internal circulation areas, and service areas are provided to accommodate the nominated design vehicles for each development type.
		AO7.2	Driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities are designed and constructed in accordance with the standards specified in the **Planning scheme policy for the**

Performance Outcomes		Acceptable Outcomes	
	operations do not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians on the *site*.		**transport and parking code**.

Table 9.4.8.3.2 ~~Criteria~~ Additional performance outcomes and acceptable outcomes for assessable development ~~only~~

Performance Outcomes		Acceptable Outcomes	
Transport Network			
PO1	Traffic on the street and road network and public transport and *active transport* networks and the provision of transport *infrastructure*, is considered in an integrated manner and in a regional and localised context to ensure that development:- (a) is consistent with the Sunshine Coast 2031 Functional Transport Hierarchy and strategic networks of pedestrian, cycle and public transport links; and (b) includes measures to upgrade the network to meet the imposed demands.	**AO1**	Development makes provision for pedestrian, cyclist, public transport and private vehicle movement consistent with:- (a) the Sunshine Coast Functional Transport Hierarchy as shown on **Figure 9.4.8A (2031 Functional Transport Hierarchy)** and described in the **Planning scheme policy for the transport and parking code**; (b) the Sunshine Coast Strategic Network of Pedestrian and cycle Links as shown on **Figures 9.4.8B(i) and (ii) (2031 Strategic Network of Pedestrian and Cycle Links)**; (c) the Sunshine Coast Strategic Network of Public Transport Links as shown on **Figure 9.4.8C (2031 Strategic Network of Public Transport Links)**; and (d) any relevant local area plan.
PO2	Development provides for a *transport network* which is designed to:- (a) achieve a high level of permeability and connectivity, particularly for pedestrians, cyclists and public transport, both within the development and to the surrounding area; and (b) maximise active and public transport access to activity centres, employment areas, residential areas, community facilities and open space in the local area.	**AO2.1** **AO2.2** **AO2.3** **AO2.4** **AO2.5**	Development provides for a street and road network based on a modified grid pattern. Development provides for high trip generating land uses, such as higher density residential development and employment generators, to be located in and around activity centres and around major public transport hubs. Development involving substantial increases in employment and residential activity are connected to the *principal public transport network* as shown on **Figure 9.4.8C (2031 Strategic Network of Public Transport Links)**. Development provides routing, stop and interchange arrangements for public transport services. Development provides safe, convenient and direct pedestrian and cyclist access to activity centres, public transport stops and stations and other strategic redevelopment and activity generators.
PO3	Development involving high trip generating land uses minimises any adverse impacts on surrounding land use and the external *transport network*, including by the provision of	**AO3**	Development with potential to generate significant transport impacts is undertaken in accordance with an approved Traffic Impact Assessment Report and Integrated Transport Plan,

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Performance Outcomes		Acceptable Outcomes	
	infrastructure and services to increase the use of active and public transport.		prepared in accordance with the **Planning scheme policy for the transport and parking code**.
PO4	Development is designed to operate in a safe and efficient manner and facilitates the orderly provision of transport *infrastructure* in accordance with the intended role, function and characteristics of the *transport network*.	**AO4.1**	Development and any associated transport *infrastructure* is designed and constructed in accordance with the hierarchy characteristics and standards specified in the **Planning scheme policy for the transport and parking code** and **Planning scheme policy for development works**[26].
		AO4.2	Development provides for upgrades or contributes to the construction of *transport network* improvements.
		AO4.3	The design features of streets and roads encourage driver behaviour appropriate to the role and function of the street or road in the functional *transport hierarchy*.
		AO4.4	Development design incorporates road safety auditing in accordance with the standards specified in the **Planning scheme policy for development works.**
Pedestrian and Cycle Network			
PO5	Development provides a conveniently located network of footpaths, shared pathways and cycleways that:- (a) achieve a high level of safety and accessibility, particularly to public transport facilities and high trip generating land uses located internally and externally to the *site*; (b) recognise the different needs of pedestrians and cyclists; (c) provide for safe and convenient joint usage; (d) allow the retention of trees and other significant features; (e) maximise the visual interest provided by views and landmarks where they exist; (f) do not compromise the operation of or access to other *infrastructure* and services; (g) are widened at potential conflict points; (h) are well lit and located where there is casual surveillance from nearby premises; and (i) incorporate safe street and road crossings for pedestrians and cyclists with adequate sight distances, pavement markings, warning signs and safety rails.	**AO5.1**	Footpaths, shared pathways and cycleways are provided in accordance with **Figures 9.4.8B(i) and (ii) (2031 Strategic Network of Pedestrian and Cycle Links)** and the standards specified in the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works**.
		AO5.2	Development provides convenient and prominent pedestrian entrances that cater for universal access.
		AO5.3	Development provides cycle access, that:- (a) is located close to the building's pedestrian entrance; (b) is obvious and easily and safely accessible from outside the *site*; (c) does not adversely impact on visual amenity; and (d) does not impede the movement of pedestrians or other vehicles.
PO6	Development provides for cyclists on streets and roads, unless specifically prohibited (e.g. motorways).	**AO6**	Streets and roads provide for on-road cycling in accordance with the standards specified in the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works.**
Public Transport Facilities			

[26] Editor's note—a development application triggering concurrence referral to the Queensland Department of Transport and Main Roads will be subject to State government standards, guidelines and policies.

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Performance Outcomes		Acceptable Outcomes	
PO7	Development encourages the use of public transport through:- (a) design which maximises accessibility via existing and planned public transport facilities; and (b) appropriate provision of on-site or off-site public transport facilities, having regard to the specific nature and scale of development, and the number of people involved in the use.	**AO7.1**	Development is designed and arranged to provide convenient and attractive linkages to existing and proposed public transport facilities.
		AO7.2	On-site public transport facilities are provided in conjunction with the following development:- (a) *shopping centre*, where having a *gross floor area* of greater than 10,000m²; (b) *tourist attraction*, having a total *use area* of greater than 10,000m²; (c) *educational establishment*, where accommodating more than 500 students; (d) *major sport, recreation and entertainment facility*; (e) *indoor sport and recreation*, where having a *gross floor area* of more than 1,000m^2, or for spectator sports; and (f) *outdoor sport and recreation*, where for spectator sports.
		AO7.3	On-street public transport facilities are provided as part of the following development:- (a) *shopping centre*, where having a *gross floor area* of 10,000m^2 or less; (b) *tourist attraction*, where having a *gross floor area* of 10,000m^2 or less; (c) *educational establishment*, where accommodating 500 or less students; and (d) *indoor sport and recreation* where having a *gross floor area* of 500m^2 or less and not for spectator sports.
		AO7.4	Where not otherwise specified above, on-street public transport facilities are provided where development is located on an existing or future public transport route.
		AO7.5	Public transport facilities are located and designed in accordance with the standards specified in the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works.**
Access and On-site Parking			
Car Parking Requirements			
PO8	Development provides for shared or multiple use of car parking areas, particularly large car parking areas:- (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); (b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive); and	**AO8**	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	(c) to reduce the amount and size of the car parking area.		
PO9	Development in a *Regional Activity Centre* provides for or contributes to the provision of public or shared car *parking stations* which serve a variety of nearby uses.	**AO9**	No acceptable outcome provided.
PO10	Development ensures that car parking areas, service areas and *access* driveways are located where they will not dominate the *streetscape* and will not unduly intrude upon pedestrian use of pathways, through:- (a) the use of rear *access* lanes; (b) car parking areas and service areas being situated at the rear of the premises or below ground level; or (c) shared driveways.	**AO10**	No acceptable outcome provided.
PO11	Development does not provide for *basement* car parking areas to be located below public streets or roads.	**AO11**	No acceptable outcome provided.
PO12	Development provides for multi-level car parking areas to be designed, articulated and finished to make a positive contribution to the local *streetscape* character.	**AO12**	No acceptable outcome provided.
PO13	Development provides for car parking areas which are located, designed and managed to promote public security and safety.	**AO13**	No acceptable outcome provided. Note**—Section 9.4.5 (Safety and security code)** sets out requirements for safety and security in car parking areas.
On-site Parking for Motorcycles and Scooters			
PO14	Development provides sufficient on-site parking for motorcycles and scooters to encourage their use and support the demand anticipated to be generated by the development.	**AO14.1** **AO14.2**	Development provides on-site motorcycle and scooter parking spaces at the minimum rates specified in **Table 9.4.8.3.3 (Minimum on-site parking requirements).** Motorcycle and scooter parking is designed in accordance with the standards specified in the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works**.
On-site Parking for Buses			
PO15	Development provides for sufficient *access*, internal circulation and on-site parking for buses to meet the needs of the development.	**AO15.1**	Development for any of the following uses provides a number of on-site bus parking spaces commensurate with the scale of the use and in any case, does not provide less than one on-site bus parking space:- (a) *rooming accommodation*, *short-term accommodation* or *resort complex* where having more than 20 *rooming units*; (b) *retirement facility*, where having more than 20 *dwellings*; (c) *function facility*, where having a gross floor area exceeding 200m²; (d) *hotel*, where having a *gross floor area* exceeding 500m²; (e) *tourist attraction*; (f) *community care centre*, where having a *gross floor area* exceeding 200m²; (g) *community use*, where having a *gross floor area* exceeding 200m²;

Performance Outcomes		Acceptable Outcomes	
			(h) *educational establishment*; (i) *major sport, recreation and entertainment facility*; (j) *theatre*, where having a *gross floor area* exceeding 500m²; (k) *indoor sport and recreation*, where having a *gross floor area* exceeding 500m²; and (l) *outdoor sport and recreation*.
		AO15.2	Bus parking is designed in accordance with the standards specified in the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works**.
PO16	Development provides for site *access* driveways to incorporate queuing provisions sufficient to ensure safe and convenient *access* without impacting on external traffic systems.	**AO16.1**	Development provides for vehicle queuing in accordance with the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works**.
		AO16.2	Development provides on-site queuing for a minimum of four cars where *drive-through facilities* or drop-off/pick-up services are proposed as part of the use, including the following development:- (a) *child care centre*; (b) *educational establishment*, where for a school; (c) *food and drink outlet*, where including a *drive-through facility*; (d) *hardware and trade supplies*, where including a *drive-through facility*; (e) *hotel*, where including a *drive-through facility*; and (f) *service station*.
Amenity and Environmental Impacts of Transport Infrastructure			
PO17	Development ensures that *access*, manoeuvring and parking facilities do not have adverse impacts on people, properties or activities, with regard to light, noise, emissions or stormwater run-off.	**AO17**	No acceptable outcome provided.
PO18	Development provides for *access* and parking areas that incorporate appropriate landscapes so as to:- (a) provide shade; (b) maximise infiltration of stormwater runoff; (c) define parking areas; (d) soften views of hardstand areas.	**AO18**	No acceptable outcome provided. Note—**Section 9.4.2 (Landscape code)** sets out requirements for landscapes.
PO19	The environmental impacts of transport *infrastructure* are minimised by appropriate design and the use of low impact construction techniques.	**AO19**	Development ensures that the environmental impacts of transport *infrastructure* are minimised by the use of low impact construction techniques, including:- (a) co-location of transport corridors within an existing or planned *infrastructure* corridor; (b) location of transport corridors within an area clear of *vegetation*, or consisting of disturbed *vegetation*; (c) avoidance of clearing of native *vegetation* and provision of fauna underpasses and associated fencing,

Performance Outcomes		Acceptable Outcomes	
			where appropriate; (d) minimisation of changes to the hydrological regime, including drainage patterns, run-off and water quality; (e) avoidance of crossing *waterways*, drainage lines and *wetlands*. Where such crossings are unavoidable, disturbed areas are reinstated and revegetated on completion of works; and/or (f) minimisation of changes to the natural landform and extensive earthworks.
Transport Corridor Widths, Pavement, Surfacing and Verges			
PO20	Development provides external road works along the full extent of the site *frontage* appropriate to the function and amenity of the transport corridor, including, where applicable:- (a) paved roadway; (b) kerb and channel; (c) safe vehicular *access*; (d) safe footpaths, shared pathways and cycleways; (e) safe on-road cycle lanes or verges for cycling; (f) stormwater drainage; (g) conduits to facilitate the provision of street lighting systems and traffic signals; and (h) public transport priority measures, indented bays, bus shelters and associated *infrastructure*.	**AO20**	External street and road works are designed and constructed in accordance with the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works.**
PO21	Development provides for the reserve width, pavement, edging and streetscape and landscape treatments of a transport corridor to support the intended role, function and amenity of the transport corridor.	**AO21**	Transport corridor design and construction is undertaken in accordance with the standards specified in the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works.**
PO22	Development provides for street and road pavement and surfacing that:- (a) is sufficiently durable to carry wheel loads for design traffic; (b) provides adequate area for parked vehicles; (c) ensures the safe passage of vehicles, pedestrians and cyclists; (d) ensures appropriate management of stormwater and maintenance of all-weather access; and (e) allows for reasonable travel comfort.	**AO22.1** **AO22.2**	Street and road pavement is designed and constructed in accordance with the standards specified in the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works**. Street and road drainage is designed and constructed in accordance with the standards specified in the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works**.
PO23	Development provides pavement edging that controls:- (a) vehicle movements by delineating the extent of the carriageway; and (b) stormwater runoff.	**AO23**	Pavement edging is designed and constructed in accordance with the standards specified in the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works**.
PO24	Development provides verges that:- (a) allow *access* for vehicles onto properties; (b) include an area for public utility services; (c) allow signage and line marking;	**AO24**	Verges are designed and constructed in accordance with the standards specified in the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works.**

Performance Outcomes		Acceptable Outcomes	
	and (d) contribute to the amenity of transport corridors.		
Intersections and Traffic Controls			
PO25	Development provides for traffic speeds and volumes to be catered for through the design and location of intersections and traffic controls so as to:- (a) reduce stop-start conditions; (b) provide for appropriate sight distances; (c) reduce increased vehicle emissions; (d) minimise unacceptable traffic noise to adjoining land uses; (e) maintain convenience and safety levels for pedestrians, cyclists and public transport; and (f) integrate traffic controls with landscape and streetscape design.	**AO25.1** **AO25.2**	Intersections are designed and constructed in accordance with the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works**. Speed management is achieved in accordance with the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works**.
Development Staging			
PO26	Staged development is planned, designed and constructed to ensure that:- (a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; (b) transport *infrastructure* provided is capable of servicing the entire development; (c) early bus access and circulation is achieved through the connection of collector roads; and (d) materials used are consistent throughout the development.	**AO26**	No acceptable outcome provided.

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Table 9.4.8.3.3 Minimum on-site parking requirements[27]

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Residential activities				
Dwelling unit	1 covered space minimum	Not required	Not required	Not required
Multiple dwelling	1 space / *dwelling* + 1 visitor space / 4 *dwellings*	• Where ≤ 10 *dwellings* and requiring *access* via a street – MRV (Type B Access) + VAN • Where > 10 *dwellings* or requiring *access* via a road – MRV (Type A Access) + VAN + WCV	1 space / 10 *dwellings* (min. 1 space)	1 resident space / *dwelling* + 1 visitor space / 4 *dwellings*
Nature-based tourism	1 space / site/cabin/*rooming unit* + 1 visitor space / 10 sites + 1 manager space (covered)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
Rooming accommodation	1 space / 6 beds (min. 1 space) + 1 space / staff	• Where ≤ 20 *rooming units* and requiring *access* via a street – MRV (Type B Access) + VAN • Where > 20 *rooming units* or requiring *access* via a road – MRV (Type A Access) + VAN + WCV • Where > 50 *rooming units* – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (based on an approved Parking Needs Assessment, with min. MRV (Type A Access) + VAN + WCV)	1 space / 10 *rooming units* (min. 1 space)	1 resident / employee space / 10 *rooming units* + 1 visitor space / 20 *rooming units*
Relocatable home park	1 space / relocatable home (covered) + 1 visitor space / 4 relocatable homes + 1 manager space (covered) + boat / trailer storage	• Where ≤ 10 relocatable homes and requiring *access* via a street – MRV (Type B Access) + VAN • Where > 10 relocatable homes or requiring *access* via a road – MRV (Type A Access) + VAN + WCV	1 space / 10 relocatable homes (min. 1 space)	1 resident space / relocatable home + 1 visitor space / 4 relocatable homes
Residential care facility	1 space / 4 beds	MRV (Type A Access) + VAN + WCV + ambulance	1 space / 10 beds (min. 1 space)	1 employee space / 10 beds + 1 visitor space / 10 beds

[27] Note—for those uses which are typically ~~self assessable~~ accepted development (i.e. *caretaker's accommodation*, *dual occupancy* and *dwelling house*), the minimum on-site parking requirements are specified in the applicable use code.

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Resort complex	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Retirement facility	1 space / unit (covered) + 1 visitor space / 5 units	• Where ≤ 20 *dwellings* and requiring *access* via a street – MRV (Type B Access) + VAN + ambulance • Where > 20 *dwellings* or requiring *access* via a road – MRV (Type A Access) + VAN + WCV + ambulance	1 space / 10 unit (min. 1 space)	1 resident space / unit + 1 visitor space / 10 units
Short-term accommodation Note - where the *short-term accommodation* is in the form of a *multiple dwelling*, the parking rates specified for *multiple dwelling* apply.	1 space / *rooming unit* (covered) + 1 visitor space / 10 *rooming units*	• Where ≤ 20 *rooming* units and requiring *access* via a street – MRV (Type B Access) + VAN • Where > 20 *rooming units* or requiring *access* via a road – MRV (Type A Access) + VAN + WCV • Where > 50 *rooming units* – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (based on an approved Parking Needs Assessment, with min. MRV (Type A Access) + VAN + WCV)	1 space / 10 *rooming units* (min. 1 space)	1 resident / employee space / 10 *rooming units* + 1 visitor space / 20 *rooming units*
Tourist park	1 space / site + 1 visitor space / 10 sites + 1 manager space (covered) + boat / trailer storage	• Where ≤ 20 sites and requiring *access* via a street – HRV (Type B Access) + VAN + WCV • Where > 20 sites or requiring *access* via a road – HRV (Type A Access) + VAN + WCV	Not required	1 resident / employee space / 10 sites + 1 visitor space / 20 sites
Business activities				
Adult store	1 space / 20m^2 *GFA*	Refer to Table 9.4.8.3.4	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*
Agricultural supplies store	1 space / 20m^2 total *use area* (where ≤ 100m^2 total *use area*) + 1 space / 50m^2 total *use area* (for component > 100m^2 total *use area*)	Refer to Table 9.4.8.3.4	1 space / 100m^2 total *use area*	1 employee space / 100m^2 total *use area* + 1 customer space / 100m^2 total *use area*
Bar	1 space / 15m^2 *GFA*	WCV + occasional access for SRV	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*
Car wash	Queuing space clear of the road reserve for 4 vehicles + minimum	SRV	Not required	Not required

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Food and drink outlet	1 space / 15m^2 *GFA*	Refer to Table 9.4.8.3.4	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*
Function facility	1 space / 15m^2 *GFA*	Refer to Table 9.4.8.3.4	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*
Funeral parlour	1 space / 30m^2 *GFA*	WCV	1 space / 100m^2 *GFA*	1 employee space / 400m^2 *GFA*
Garden centre	1 space / 20m^2 total *use area* (where ≤ 100m^2 total *use area*) + 1 space / 50m^2 total *use area* (for component > 100m^2 total *use area*)	• Where requiring *access* via a road – HRV (Type A Access) • Where requiring *access* via a street – HRV (Type B Access)	1 space / 100m^2 total *use area*	1 employee space / 100m^2 total *use area* + 1 customer space / 100m^2 total *use area*
Hardware and trade supplies	1 space / 20m^2 total *use area* (where ≤ 100m^2 total *use area*) + 1 space / 50m^2 total *use area* (for component > 100m^2 total *use area*)	Refer to Table 9.4.8.3.4	1 space / 100m^2 total *use area*	1 employee space / 100m^2 total *use area* + 1 customer space / 100m^2 total *use area*
Health care services	1 space / 20m^2 *GFA*	• Where requiring *access* via a road – SRV (Type A Access) + occasional access for MRV • Where requiring *access* via a street – SRV (Type B Access) + occasional access for MRV	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*
Hotel	1 space / 15m^2 *GFA*	• Where ≤ 20 *rooming units* and requiring *access* via a street – MRV (Type B Access) + VAN • Where > 20 *rooming units* or requiring *access* via a road – MRV (Type A Access) + VAN + WCV • Where > 50 *rooming units* – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. MRV (Type A Access) + VAN + WCV)	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*
Market	1 space / 20m^2 total *use area*	WCV	1 space / 100m^2 total *use area*	1 employee space / 100m^2 total *use area* + 1 customer space / 100m^2 total *use area*
Nightclub entertainment facility	1 space / 15m^2 *GFA*	WCV + occasional access for SRV	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*
Office	1 space / 30m^2 *GFA* or 1 space / 40m^2 *GFA* where in the Major centre zone or	Refer to Table 9.4.8.3.5 + WCV	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
	Principal centre zone.			
Office *where a call centre*	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Refer to Table 9.4.8.3.5 + WCV	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Outdoor sales	1 space / 20m^2 total *use area* (where ≤ 200m^2 total *use area*) + 1 space / 100m^2 total *use area* (for component > 200m^2 total *use area*)	Refer to Table 9.4.8.3.4	1 space / 100m^2 total *use area*	1 employee space / 100m^2 total *use area* + 1 customer space / 100m^2 total *use area*
Sales office	2 spaces	Not required	Not required	Not required
Service station	1 space / 20m^2 *GFA* (when involving sale of goods) + 2 spaces / service bay (min. 4 spaces)	AV	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*
Shop	1 space / 20m^2 *GFA*	Refer to Table 9.4.8.3.4	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*
Shopping centre	1 space / 20m^2 *GFA*	Refer to Table 9.4.8.3.4	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*
Showroom	1 space / 20m^2 *GFA* (where ≤ 100m^2 *GFA*) + 1 space / 50m^2 *GFA* (for component >100m^2 *GFA*)	Refer to Table 9.4.8.3.4	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*
Theatre	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 15m^2 *GFA*)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 100m^2 *GFA*)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 50m^2 *GFA*)
Tourist attraction	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Veterinary services	1 space / 20m^2 *GFA*	• Where requiring *access* via a road – SRV (Type A Access) + occasional access for MRV • Where requiring *access* via a street – SRV (Type B Access) + occasional access for MRV	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA* + 1 customer space / 100m^2 *GFA*
Industrial activities				
Bulk landscape supplies	1 space / 100m^2 *GFA*	• Where requiring *access* via a road – HRV (Type A Access) + occasional access for AV • Where requiring *access* via a street –	Not required	Not required

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
		HRV (Type B Access) + occasional access for AV		
Extractive industry	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
All other uses in the *industrial activity group*	1 space / 50m^2 *GFA* (where ≤ 500m^2 *GFA*) + 1 space / 100m^2 *GFA* (for component >500m^2 *GFA*)	• Where requiring *access* via a road – AV (Type A Access) • Where requiring *access* via a street – AV (Type B Access)	1 space / 200m^2 *GFA*	1 employee space / 500m^2 *GFA*
Community activities				
Cemetery	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Child care centre	1 employee space / employee + 1 customer space / 5 children	VAN + WCV (where >200m^2 *GFA*)	1 space / 100m^2 *GFA*	1 employee space / 100m^2 *GFA*
Club	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 15m^2 *GFA*)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 100m^2 *GFA*)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 50m^2 *GFA*)
Community care centre	1 space / 20m^2 *GFA*	VAN + WCV (where >200m^2 *GFA*)	1 space / 100m^2 *GFA*	1 employee space / 50m^2 *GFA* + 1 visitor space / 50m^2 *GFA*
Community use	1 space / 20m^2 *GFA*	VAN + WCV (where >200m^2 *GFA*)	1 space / 100m^2 *GFA*	1 employee space / 50m^2 *GFA* + 1 visitor space / 50m^2 *GFA*
Crematorium	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time, including 1 space / 15m^2 *GFA* for chapel component	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
~~***Detention facility***~~	~~Sufficient spaces to accommodate number of vehicles likely to be parked at any one time~~	~~Sufficient spaces to accommodate number of vehicles likely to be parked at any one time~~	~~Sufficient spaces to accommodate number of vehicles likely to be parked at any one time~~	~~Sufficient spaces to accommodate number of vehicles likely to be parked at any one time~~
Educational establishment	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 space / 100m^2 *GFA*	1 student / employee space / 100m^2 *GFA*
Emergency services	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Hospital	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 space / 100m^2 *GFA*	1 employee space / 50m^2 *GFA* + 1 visitor space / 50m^2 *GFA*
Place of worship	1 space / 15m^2 *GFA*	• Where requiring *access* via a road – SRV (Type A Access) + occasional access for MRV • Where requiring *access* via a street – SRV (Type B Access) + occasional access for MRV	1 space / 100m^2 *GFA*	1 space / 50m^2 *GFA*
Sport & recreation activities				
Indoor sport and recreation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Major sport, recreation and entertainment facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 1,500m^2 total *use area* for spectator sports OR 1 space / 100m^2 total *use area* for other uses)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 1,500m^2 total *use area* for spectator sports OR 1 space / 100m^2 total *use area* for other uses)
Motor sport facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 1,500m^2 total *use area*)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 1,500m^2 total *use area*)
Outdoor sport and recreation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	• Where requiring *access* via a road – MRV (Type A Access) + WCV • where requiring *access* via a street – MRV (Type B Access) + WCV	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Park	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (in accordance with Desired Standards of Service for open space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (in accordance with Desired Standards of Service for open space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (in accordance with Desired Standards of Service for open space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (in accordance with Desired Standards of Service for open space)
Rural activities				
Roadside stall	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (min. 1 space)	Not required	Not required	Not required

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Rural industry	1 space / 50m^2 total *use area* (where ≤ 500m^2 total *use area*) + 1 space / 100m^2 total *use area* (for component > 500m^2 total *use area*)	• Where requiring *access* via a road – AV (Type A Access) • Where requiring *access* via a street – AV (Type B Access)	1 space / 200m^2 *GFA*	1 employee space / 500m^2 *GFA*
Wholesale nursery	• Where ≤ 100m² total *use area* – 1 space / 20m² total *use area* • Where >100m² total *use area* – 1 space / 50m² total *use area*	• Where requiring *access* via a road – AV (Type A Access) • Where requiring *access* via a street – AV (Type B Access)	Not required	Not required
All other uses in the *rural activity group*	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	• Where requiring *access* via a road – AV (Type A Access) • Where requiring *access* via a street – AV (Type B Access)	Not required	Not required
Other activities				
Air services	• Where for office / educational activity - 1 space / 30m^2 *GFA* • Where for workshop - 1 space / 50m² *GFA* • Where for hangar - 1 space / 100m² *GFA*	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	1 space / 100m^2 *GFA* (min. 1 space)	• Where for office / educational activity - 1 space / 50m^2 *GFA* • Where for workshop - 1 space / 100m^2 *GFA* • Where for hangar - 1 space / 500m^2 *GFA*
Parking station	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required	Not required
Telecommunications facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (min. 1 space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
***Utility installation* (*Local utility*)**	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
Utility installation* (*Major utility*)** **All other uses in the *other activity group	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time Sufficient spaces to accommodate number of vehicles likely to be parked at any one time

Notes—

(1) The **Transport and parking code** identifies specific circumstances in which the number of car parking spaces required may be varied from the rates specified.

(2) Where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number.

(3) Unless specifically stated, covered parking is not required.

(4) Design service vehicles are defined in the **Planning scheme policy for the transport and parking code**.

(5) Type A Access – where the design vehicle *access* must:-

  (i) enable entering and exiting the *site* in a forward motion;

  (ii) enable travel though the *site* on circulation roads / aisles to *access* service areas, without significant impact on external or internal traffic operations; and

  (iii) enable on-site manoeuvring to park and load / unload in a designated service area.

(6) Type B Access – where the design vehicle *access* must:-

  (i) enable standing wholly within the *site* without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces; and

  (ii) limit any on-street manoeuvring to reversing on or off the *site* in one movement only.

  The swept path of the vehicle may cover the overall width of a two-way undivided driveway.

(7) Where a development is for a residential activity or community activity use, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.

(8) Occasional access (for the maximum size of service vehicle expected less than 20 times per year) is to be provided for vehicles that occasionally service a *site* as part of its normal operation. Examples of this type of servicing are a furniture removal van at a *multiple dwelling* or office development and a refuse collection vehicle at a community activity facility. Vehicle *access* must:-

  (i) enable standing wholly within the *site*;

  (ii) enable reverse manoeuvres limited to one only, either to or from the *site*; and

  (iii) enable the swept path of the vehicle to be not greater than the width of the access driveway.

Table 9.4.8.3.4 Minimum service vehicle parking requirements for Adult store, Agricultural supplies store, Food and drink outlet, Function facility, Hardware and trade supplies, Hotel, Outdoor sales, Shop, Shopping centre and Showroom

Column 1 GFA (m^2)	Column 2 Service Bays Required					
	VAN	SRV	MRV	HRV	AV	WCV
0-199		1				
200-599	1		1			1
600-999	1	1	1			1
1,000-1,499	2	1	1			1
1,500-1,999	2	2	1			1
2,000-2,799	2	2	2			1
2,800-3,599	2	2	2	1		1
3,600-4,399	3	2	2	1		1
4,400-6,499	3	2	2	1	1	1
6,500-8,499	4	2	2	1	1	1
8,500-11,499	4	3	2	1	1	1
11,500-14,749	5	3	2	1	1	1
14,750-17,999	5	3	3	1	1	1
18,000-20,999	6	3	3	1	1	1
21,000-2,3999	6	3	3	2	1	1
24,000-26,999	6	3	3	2	2	1
27,000-29,999	6	3	3	3	2	1
30,000-32,999	7	3	3	3	2	1
33,000-35,999	7	3	4	3	2	1
36,000-38,999	8	3	4	3	2	1
39,000-41,999	9	3	4	3	2	1
42,000+	10	3	4	3	2	1

Notes–-

(1) Design service vehicles are defined in the **Planning scheme policy for the transport and parking code**.

(2) Where *gross floor area* exceeds 200m², provision is to be to be made for on-site refuse collection.

(3) Where a development has a *gross floor area* of less than 1,500m², and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.

(4) The following requirements apply to *shopping centres*:-

  (i) except as provided for in (ii) below, service bay requirements are to be applied to each individual retail component of the development, with service bays located immediately adjacent to the component;

  (ii) specialty shops in a *shopping centre* with a *gross floor area* of less than 200m² are to be grouped together and treated as a single retail component;

  (iii) specialty shops for this purpose, MRV class vehicles are to be provided for in lieu of HRV and AV class vehicles.

Table 9.4.8.3.5 Minimum service vehicle parking requirements for office

Column 1 GFA (m^2)	Column 2 Service Bays Required			
	VAN	SRV	MRV	HRV
0-999		1		
1,000-2,499	1		1	
2,500-3,999	2	1	1	
4,000-5,999	3	1	1	
6,000-7,999	4	1	1	
8,000-9,999	4	2	1	
10,000-14,999	4	2	1	
15,000-19,999	5	2	1	
20,000-34,999	5	2	2	
35,000-49,999	5	2	2	1
50,000-64,999	6	2	2	1
65,000+	6	2	3	1

Notes—

(1) Design service vehicles are defined in the **Planning scheme policy for the transport and parking code**.

(2) Provision for courier vehicles and taxis must be positioned near main building entrances and clearly visible from access driveways and/or *frontage* roads and may be in the form of a short-stay lay-by area.

(3) Where emergency power generating facilities are to be installed, provision for fuel delivery is required.

(4) Developments exceeding 1,000m² *GFA* must provide for *access* and on-site standing of an HRV (e.g. furniture removal van).

Figure 9.4.8A 2031 Functional Transport Hierarchy

<Figure to be inserted>

Part 9

Figure 9.4.8B(i) 2031 Strategic Network of Pedestrian and Cycle links (Pathways)

<Figure to be inserted>

Figure 9.4.8B(ii) 2031 Strategic Network of Pedestrian and Cycle links (On Road Cycleways)

<Figure to be inserted>

Figure 9.4.8C 2031 Strategic Network of Public Transport Links

<Figure to be inserted>

Part 9

9.4.9 Vegetation management code[28]

9.4.9.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Vegetation management code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.9.2 Purpose and overall outcomes

(1) The purpose of the Vegetation management code is to provide for the management of vegetation in a manner which protects and enhances the biodiversity and landscape values of the Sunshine Coast.

(2) The purpose of the Vegetation management code will be achieved through the following overall outcomes:-

(a) development provides for the protection and enhancement of the Sunshine Coast's ecosystems, biodiversity and ecological values, natural physical processes, landscape character and amenity;

(b) development ensures that *vegetation* within *ecologically important areas* is conserved;

(c) development ensures that *vegetation* which is of cultural, heritage, character, ecological, horticultural, scientific, educational, recreation or aesthetic (including *streetscape*, townscape or landscape) significance or value is conserved;

(d) development avoids or minimises adverse impacts on koalas and provides for a net increase in koala habitat, where applicable;

(e) development provides appropriate biodiversity offsets where *vegetation clearing* cannot practicably be avoided; and

(f) development involving *vegetation clearing* is undertaken in an environmentally responsible manner and does not cause adverse amenity impacts, public health and safety concerns or land degradation, and is humane where impacts upon fauna are unavoidable.

9.4.9.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.4.9.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Vegetation Protection			
PO1	*Vegetation* is protected to ensure that:- (a) habitats are provided and maintained for rare and threatened flora and fauna identified by a nature conservation law including the *Nature Conservation Act 1992* and the *Environmental Protection and Biodiversity Conservation Act 1999*; (b) ecological processes, biodiversity and the habitat values of native flora and fauna are protected and enhanced; (c) ecosystems are protected from	**AO1**	*Vegetation clearing*, other than *exempt vegetation clearing*, does not occur. **OR** Otherwise, no acceptable outcome provided. Note—in assessing and deciding a development application for *vegetation clearing*, matters that will be taken into account by *Council* will include, but not necessarily be limited to:- (a) whether the *vegetation clearing* is *reasonably necessary*;

[28] Editor's note—the **Planning scheme policy for development works** provides guidance and specifies standards for satisfying certain outcomes of this code, including the preparation of a Fauna Management Plan.

Part 9

Performance Outcomes		Acceptable Outcomes	
	weed invasion and edge effects; (d) the functioning and connectivity of biodiversity corridors and fauna movement networks is maintained; (e) the ecological health and integrity of riparian corridors, *waterways* and *wetlands* are maintained; (f) soil resources are protected against the loss of chemical and physical fertility through processes such as erosion, mass movement, salinity and water logging; (g) *vegetation* of historical, cultural or visual significance or identified in a local area study as being of priority for conservation is retained; and (h) the character and visual amenity of individual communities and local areas and the Sunshine Coast generally is maintained.		(b) any current development approval attached to the land which may include conditions or measures relating to *vegetation* retention or protection; (c) whether the *vegetation* is specifically protected by a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant *vegetation*; (d) whether the *vegetation* proposed to be cleared is identified as having significant values in a report adopted by *Council*; (e) whether the *vegetation* is located on land subject to the Heritage and Character Areas Overlay, or is otherwise identified as character *vegetation* in a local plan code; (f) whether the *vegetation* is identified or referred to in State or Federal legislation; (g) whether the *vegetation* includes habitat for animals or plants identified or referred to in State or Federal legislation; (h) whether the *vegetation* is located on a prominent hillside, slope or ridgeline; (i) whether *vegetation clearing* may cause or contribute to erosion or slippage; (j) whether the *vegetation* is, or forms part of, a riparian area or other habitat network and is valuable to the functioning of that network; (k) whether the *vegetation clearing* may have an adverse impact on the hydrology of the area, or upon hydrologically-sensitive plant communities, such as wetland, heathland, sedgeland, melaleuca forest or mangrove forest; (l) whether the *vegetation* is, or is capable of forming or contributing to, a *buffer* between different land uses; (m) whether the *vegetation* is, or is capable of forming or contributing to, a visual *buffer*, agricultural *buffer* or a *buffer* against pollution, light spillage or noise; and (n) whether the *vegetation* contributes to visual amenity or landscape quality.
Waterways and Wetlands			
PO2	Development protects, enhances and rehabilitates:- (a) *vegetation* within a *waterway* and a *wetland*; (b) the ecological functions of a *waterway* and *wetland*; and (c) aquatic fauna habitat.	**AO2**	Vegetation clearing does not occur within a waterway or wetland as identified on a Biodiversity, Waterways and Wetlands Overlay Map.
PO3	*Vegetation* adjacent to a *waterway* or *wetland* is protected to assist in the maintenance of water quality, existing hydrological characteristics, habitat and visual amenity values.	**AO3**	Clearing of *vegetation* does not occur within:- (a) a riparian protection area identified on a Biodiversity, Waterway and Wetlands Overlay Map; or (b) 10 metres of each high bank of a *waterway* with a stream order 1 or 2 identified on a Biodiversity, Waterway and Wetlands Overlay Map.
Water Supply Catchments			
PO4	*Vegetation clearing* within a water supply catchment area, as identified on a Water Supply Catchments Overlay Map, is avoided or minimised so as to reduce the potential for erosion and soil runoff and maintain water quality.	**AO4**	No acceptable outcome provided.
Steep Land			

Performance Outcomes		Acceptable Outcomes	
PO5	*Vegetation clearing* in a landslide hazard area or on *steep land*, as identified on a Landslide Hazard and Steep Land Overlay Map, is avoided or minimised to maintain slope stability and prevent erosion and slippage.	**AO5**	No acceptable outcome provided.
Koala Habitat			
PO6	*Vegetation clearing*:- (a) provides a net gain in mature and actively regenerating koala habitat; and (b) mitigates any potential threats or risks to koalas.	**AO6.1**	*Vegetation clearing* avoids clearing of *non-juvenile koala habitat trees*. **OR** Where clearing of *non-juvenile koala habitat trees* is unavoidable, such clearing is minimised, and an offset is provided in accordance with:- (a) the requirements specified in **Table 9.4.9.3.2 (Biodiversity offset requirements)**; and (b) the **Planning scheme policy for biodiversity offsets**.
		AO6.2	Where clearing of *koala habitat trees* is unavoidable, clearing is undertaken in a sequential manner.
Biodiversity offsets			
PO7	Where the clearing of native *vegetation* cannot practicably be avoided, an appropriate biodiversity offset for the area that is adversely affected by the *vegetation clearing* is provided, that:- (a) results in a net environmental benefit; (b) is located on the development *site*, another *site* that has a nexus with the development *site* or a *site* that is within a rehabilitation focus area; (c) is supported by appropriate management and funding arrangements to ensure the ongoing viability of the offset; and (d) is not used for material or commercial gain.	**AO7**	Where the clearing of native *vegetation* cannot practicably be avoided, a biodiversity offset is provided in accordance with:- (a) the minimum standards specified in **Table 9.4.9.3.2 (Biodiversity offset requirements)**; and (b) the **Planning scheme policy for biodiversity offsets**.
Management of Vegetation Clearing Works			
PO8	*Vegetation clearing* works are conducted in a manner that:- (a) protects natural landforms, including *steep land*, *waterways* and gullies; and (b) prevents soil degradation and controls erosion, slippage and sedimentation.	**AO8**	No acceptable outcome provided. Editor's note – **Section 9.4.11 (Works, services and infrastructure code)** sets out requirements for sediment and erosion control.
PO9	*Vegetation clearing* works are conducted in a manner that:- (a) protects the aesthetic and ecological values of retained *vegetation*; and (b) minimises impacts on native fauna.	**AO9.1**	The health and stability of retained *vegetation* is maintained or enhanced during *vegetation clearing* work by:- (a) clearly marking *vegetation* to be retained with temporary fencing and flagging tape; (b) installing secure, barrier fencing around the outer drip line and critical root zone of the *vegetation*; (c) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area;

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Performance Outcomes		Acceptable Outcomes	
			(d) using low impact construction techniques in the vicinity of *vegetation* to minimise interference with the *vegetation*; and (e) removing all species listed in the current version of the Sunshine Coast Local Government Area Pest Management Plan.
		AO9.2	All clearing works carried out in the vicinity of the retained *vegetation* are to be undertaken in accordance with *AS4970 Protection of Trees on Development Sites* and *AS4687 Temporary Fencing and Hoarding*.
		AO9.3	Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:- (a) a suitably qualified professional fauna spotter and catcher undertakes pre-clearing inspections and is present for all clearing activities; (b) all vacant hollows and nests are rendered unusable to prohibit fauna return during clearing works; (c) all fauna is suitably relocated during the pre-clearing inspections or during clearing, where permitted by legislation; (d) nesting boxes are provided in retained or adjacent bushland, at a rate of 1:2 for the nesting hollows removed; (e) nesting boxes are designed to target species identified on the *site*, including native bee species; (f) an inspection program is implemented for the nesting boxes; and (g) ground habitat such as rocks and hollow logs and other structural elements are provided at a similar density and diversity to the area of the *vegetation* cleared.
PO10	*Vegetation clearing* is undertaken in a manner that minimises environmental harm and environmental nuisance to surrounding areas as a result of air, dust or noise emissions.	**AO10.1**	No dust emissions extend beyond the boundaries of the *site*.
		AO10.2	No other air emissions, including odours, are detectable at the boundary of the *site*.
		AO10.3	Works are only carried out between the hours of 7.00am to 6.00pm Monday to Saturday inclusive.
		AO10.4	Noise generating equipment is shielded or acoustically treated in a manner that ensures the equipment does not create environmental nuisance.
Vegetation Disposal			
PO11	*Vegetation* cleared from a *site* is disposed of in a manner that:- (a) maximises reuse and/or recycling; (b) minimises impacts on public health and safety; and (c) minimises the release of carbon	**AO11**	Where *vegetation* is cleared, vegetation waste is appropriately disposed of in the following order of preference:- (a) milling for commercial timber products, landscaping or firewood; (b) on-site chipping or mulching, unless it

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Performance Outcomes		Acceptable Outcomes	
	dioxide.		causes spreading of non-indigenous species; and (c) transportation off-site and disposal in an approved green waste disposal facility.

Table 9.4.9.3.2 Biodiversity offset requirements

Column 1 Environmental value impacted	Column 2 Biodiversity offset outcome sought	Column 3 Biodiversity offset location	Column 4 Offset ratio
Mapped Ecologically Important Areas[29]			
Native *vegetation* area	Conserve *vegetation*, prevent loss of biodiversity, reduce land degradation and maintain ecological processes.	In accordance with the standards specified in the **Planning scheme policy for biodiversity offsets.**	**1:1** where involving development in a *centre zone* or *industry zone* **1.5:1** where not otherwise specified
Riparian area, *waterway* or *wetland*	Improve the integrity and viability of *wetlands*, *waterways* and riparian areas. Improve water quality, flows and aquatic habitat.	In accordance with the standards specified in the **Planning scheme policy for biodiversity offsets.**	**2:1**
Habitat for Rare and Threatened Species			
Koala habitat **OR** Habitat for other endangered species, vulnerable species and rare species	Improve the population viability of relevant species in the wild.	In accordance with the standards specified in the **Planning scheme policy for biodiversity offsets.**	**5:1** where for Koala habitat **2:1** where for other habitat

[29] Native vegetation area, riparian areas (riparian protection areas and urban riparian areas), *waterways* and *wetlands* are identified on Biodiversity, Waterways and Wetlands Overlay Maps.

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9.4.10 Waste management code[30]

9.4.10.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Waste management code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.10.2 Purpose and overall outcomes

(1) The purpose of the Waste management code is to ensure development provides for the sustainable management of waste in a manner which is environmentally acceptable, safe and efficient.

(2) The purpose of the Waste management code will be achieved through the following overall outcomes:-

(a) development provides opportunities to minimise waste generation and increase re-use and recycling;

(b) development provides for waste management facilities which are conducive to the storage of waste in an environmentally acceptable, nuisance free and aesthetically pleasing manner;

(c) waste storage facilities are functionally appropriate for users of the facilities; and

(d) waste collection services are undertaken in a safe, efficient and unobstructed manner.

9.4.10.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.4.10.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Waste Minimisation			
PO1	Development minimises waste generation (including construction, demolition and operational waste) and provides opportunities for re-use and recycling, where appropriate.	**AO1**	Development with the potential to generate significant amounts of waste is undertaken in accordance with an approved waste management plan, prepared in accordance with the **Planning scheme policy for the waste management code**.
Waste Storage			
PO2	Development provides adequate facilities on-site for the storage of waste and recyclable material, in a manner which minimises the potential for environmental harm and environmental nuisance.	**AO2**	A waste container storage area(s) is provided that is sited, screened and designed in accordance with the standards specified in the **Planning scheme policy for the waste management code**.
PO3	Development provides for source separation and segregation of wastes, by providing convenient access to recycling containers, green waste containers and other specialised waste storage containers, as required, which are easily recognised and appropriate to the type and volume of wastes generated.	**AO3**	No acceptable outcome provided.
Waste Servicing			

[30] Editor's note—the **Planning scheme policy for the waste management code** provides standards, guidelines and advice for achieving certain outcomes of this code, including guidance for the preparation of a waste management plan.

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Performance Outcomes		Acceptable Outcomes	
PO4	Development is designed to facilitate and allow for safe, unobstructed and efficient servicing of waste containers.	**AO4.1**	Where on-site waste collection services are proposed:- (a) the layout and internal trafficable areas of the development is designed to facilitate direct servicing of waste containers by the refuse collection vehicle in a safe, efficient and unobstructed manner; (b) refuse collection vehicle entry and exit from the *site* is carried out in a forward gear; and (c) the proposed point of servicing is designed to minimise the potential for nuisances to be caused by way of noise and odour.
		AO4.2	Where on-street (kerbside) waste collection is proposed for standard domestic waste containers, sufficient kerbside space is provided adjacent to the *frontage* of the premises for the required number of bins, and such space is;- (a) clearly separated from car parking bays, loading bays and other similar no-standing areas; (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm; (c) clear of footpaths and pedestrian access connections to the road; (d) not in front of shop entrances or private residential premises; (e) not blocking the vision of vehicles using the roadway or entering and exiting the property; (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing; and (g) capable of being serviced while the collection vehicle travels forward (i.e. without the vehicle needing to reverse).
		AO4.3	Where on-street waste collection is proposed for standard bulk bins:- (a) a storage embayment is provided just inside the property boundary alignment of the *site*, preferably next to the site access point, and adjacent to the likely point on the street where the bulk bin will be serviced by the contractor; (b) a reasonably level, smooth and non-slip access path is provided, from the temporary embayment continuous to the likely point on the street where a refuse collection vehicle will service the bin; (c) a lawful point exists on the street for the refuse collection vehicle to stand, at the likely point for bin servicing, such that the refuse collection vehicle is not required to “double park” and/or is not impeding traffic flow during servicing and is not blocking the

Performance Outcomes		Acceptable Outcomes	
			vision of vehicles using the roadway or entering and exiting the property; and (d) at the point of collection, there is clear volumetric space available that is:- (i) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm; (ii) clear of footpaths and pedestrian access connections to the road; (iii) not in front of shop entrances or private residential premises; and (iv) capable of being serviced while the collection vehicle travels forward (i.e. without the vehicle needing to reverse). Note—the **Planning scheme policy for the waste management code** contains guidance in relation to the achievement of AO4.1, AO4.2 and AO4.3. Editor's note—**Section 9.4.8 (Transport and parking code)** sets out additional requirements for service vehicle *access* and parking.
PO5	Development is designed to allow for safe and unobstructed manual handling and manoeuvring of standard domestic waste containers and standard bulk bins.	**AO5**	No acceptable outcome provided.

9.4.11 Works, services and infrastructure code

9.4.11.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Works, services and infrastructure code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.11.2 Purpose and overall outcomes

(1) The purpose of the Works, services and infrastructure code is to ensure that development works and the provision of *infrastructure* and services meets the needs of the development, and is undertaken in a sustainable manner in accordance with *best practice*.

(2) The purpose of the Works, services and infrastructure code will be achieved through the following overall outcomes:-

(a) works are undertaken such that environmental harm and nuisance resulting from construction activities is avoided or minimised and the environmental values of water and retained *vegetation* are protected;

(b) development is designed and constructed to a standard that meets community expectations, prevents unacceptable off-site impacts and minimises whole of life cycle costs;

(c) physical and human *infrastructure* networks that provide basic and essential services and facilities to local communities are able to meet the planned increase in demand resulting from a planned increase in development density;

(d) development is provided with an appropriate level of water, wastewater treatment and disposal, drainage, energy and communications *infrastructure* and other services;

(e) *infrastructure* is designed, constructed and provided in a manner which maximises resource efficiency and achieves acceptable maintenance, renewal and adaptation costs;

(f) *infrastructure* is integrated with surrounding networks;

(g) development over or near *infrastructure* does not compromise or interfere with the integrity of the *infrastructure*; and

(h) *filling or excavation* does not adversely or unreasonably impact on the natural environment or adjacent properties and provides for sites to be suitably remediated to maximise landscape outcomes.

9.4.11.3 ~~Assessment criteria~~Performance outcomes and acceptable outcomes

Table 9.4.11.3.1 ~~Criteria~~ Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Construction Management			
PO1	Air emissions, noise or lighting arising from construction activities and works do not adversely impact on surrounding areas.	**AO1.1**	Dust emissions do not extend beyond the boundary of the *site*.
		AO1.2	Air emissions, including odours, are not detectable at the boundary of the *site*.
		AO1.3	Works are only carried out between 7:00am to 6:00pm Monday to Saturday inclusive.
		AO1.4	Noise generating equipment is enclosed,

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Performance Outcomes		Acceptable Outcomes	
			shielded or acoustically treated in a manner which ensures the equipment does not create environmental harm.
		AO1.5	Outdoor lighting complies with *AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.*
PO2	Construction activities and works provide for:- (a) the protection of the aesthetic and ecological values of retained *vegetation*; and (b) impacts on fauna to be minimised.	**AO2.1**	The health and stability of retained *vegetation* is maintained or enhanced during construction activities by:- (a) clearly marking *vegetation* to be retained with temporary fencing and flagging tape; (b) installing temporary barrier fencing around the outer drip line and critical root zone of the *vegetation*; (c) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; (d) using low impact construction techniques in the vicinity of *vegetation* to minimise interference with the *vegetation*; and (e) removing all declared noxious weeds and environmental weeds from the *site*.
		AO2.2	All works carried out in the vicinity of retained *vegetation* comply with *AS4970 Protection of Trees on Development Sites* and *AS4687 Temporary Fencing and Hoarding*.
		AO2.3	Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:- (a) a suitably qualified professional fauna spotter and catcher undertakes a fauna management report, pre-clearing inspections and is present for all clearing activities; (b) all vacant hollows and nests are relocated or rendered unusable to prohibit fauna return during clearing works; (c) all fauna is suitably relocated or humanely dealt with during the pre-clearing inspections or during clearing; and (d) 'offset' nesting hollows/nest boxes are provided in adjoining *vegetation* at least 1 month prior to the clearing,
PO3	*Vegetation* cleared from a *site* is disposed of in a manner that:- (a) maximises reuse and/or recycling; and (b) minimises impacts on public health and safety.	**AO3**	Where *vegetation* is cleared, vegetation waste is appropriately disposed of in the following order of preference:- (a) milling for commercial timber products, landscaping or firewood; (b) on-site chipping or mulching; (c) transportation off-site and disposal in an approved green waste disposal facility; and (d) use for forest floor habitat in adjoining bushland and revegetation areas.
PO4	Construction activities and works are managed such that all reasonable and practicable measures are taken to	**AO4**	Development is located, designed and constructed in accordance with an erosion and sediment control plan, prepared in

Performance Outcomes		Acceptable Outcomes	
	protect the environmental values of water and the functionality of stormwater *infrastructure* from the impacts of erosion, turbidity and sedimentation, both on and downstream of the development *site*.		accordance with the requirements specified in the **Planning scheme policy for development works**.
PO5	Construction activities and works are undertaken such that existing utilities, road and drainage *infrastructure*:- (a) continue to function efficiently; and (b) can be accessed by the relevant authority for maintenance purposes.	**AO5.1** **AO5.2**	Existing utilities, road and drainage *infrastructure* are protected or relocated in accordance with the standards specified in the **Planning scheme policy for development works.** The costs of any alterations or repairs to utilities, road and drainage *infrastructure* are met by the applicant.
PO6	Traffic and parking generated during construction activities and works is managed to minimise impacts on the amenity of the surrounding area.	**AO6**	No acceptable outcome provided.
PO7	Construction activities and works provide for:- (a) minimisation of waste material; (b) separation of recyclable material; (c) storage of waste and recyclable material; and (d) collection of waste and recyclable material; in a manner that minimises adverse impacts on the amenity and safety of surrounding areas.	**AO7**	No acceptable outcome provided. Editor's note—**Section 9.4.10 (Waste management code)** sets out requirements for waste management.
Infrastructure, Services and Utilities			
PO8	Development is provided with *infrastructure*, services and utilities appropriate to its setting and commensurate with its needs.	**AO8.1** **AO8.2** **AO8.3**	Where development is located in an *urban zone*, appropriate connection is provided to reticulated sewerage, water supply, stormwater drainage, electricity, gas (where available in the street) and telecommunications services at no cost to the *Council*, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services in accordance with the standards specified in the **Planning scheme policy for development works**, or where applicable, the requirements of the service provider. Where development is located in a *non-urban zone* and reticulated sewerage is not available, an on-site treatment and disposal system is provided that complies with the requirements of the *Plumbing and Drainage Act 2003.* Where development is located in a *non-urban zone* and reticulated water supply is not available, development is provided with appropriate on-site rainwater collection in accordance with the relevant use code. Editor's note—**Section 9.4.6 (Stormwater management code)** sets out requirements for stormwater management. Editor's note—the provision of telecommunications *infrastructure* is regulated in accordance with Federal Government legislation.

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Performance Outcomes		Acceptable Outcomes	
PO9	Development provides for *infrastructure*, services and utilities that are planned, designed and constructed in a manner which:- (a) ensures appropriate capacity to meet the current and planned future needs of the development; (b) is integrated with and efficiently extends existing networks; (c) minimises risk to life and property; (d) avoids, or where avoidance is not practicable minimises and mitigates, adverse impacts on *ecologically important areas*; (e) minimises risk of environmental harm; (f) achieves acceptable maintenance, renewal and adaptation costs; (g) can be easily and efficiently maintained; (h) minimises potable water demand and wastewater production; (i) ensures the ongoing construction or operation of the development is not disrupted; (j) where development is staged, each stage is fully serviced before a new stage is released; (k) ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health; (l) preserves visual amenity in key areas (i.e. in centres or along scenic routes); and (m) minimises interference with the passage of pedestrians in areas of high pedestrian traffic.	**AO9.1**	*Infrastructure* is planned, and appropriate contributions made, in accordance with the Priority Infrastructure Plan or any other applicable infrastructure charging instrument.
		AO9.2	*Infrastructure* is planned, designed and constructed in accordance with *Council's* Priority Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
		AO9.3	Compatible public utility services are co-located in common trenching in order to minimise the land required and the costs for underground services.
		AO9.4	Stormwater drainage, sewerage and sullage systems are designed so that overflows do not enter residences.
		AO9.5	*Infrastructure*, services and utilities are located and aligned so as to:- (a) avoid disturbance of *ecologically important areas*; (b) minimise earthworks; and (c) avoid crossing *waterways* or *wetlands*. **OR** Where the provision of *infrastructure* has adverse impacts upon an *ecologically important area* which cannot reasonably be avoided, development provides for a biodiversity offset for the area of an *ecologically important area*, in accordance with the following:- (a) the biodiversity offset requirements specified in **Table 9.4.9.3.2 (Biodiversity offset requirements)** of **Section 9.4.9 (Vegetation management code)**; and (b) the standards specified in the **Planning scheme policy for biodiversity offsets.**
		AO9.6	Where the crossing of a *waterway* or *wetland* cannot be avoided, tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works.
		AO9.7	The selection of materials used in the construction of *infrastructure* is suitable, durable, easy to maintain and cost effective, taking into account the whole of life cycle cost, and achieves *best practice* environmental management and energy savings.
		AO9.8	Except where in the Rural zone, electrical and telecommunications reticulation *infrastructure* is provided underground in:- (a) greenfield developments; (b) development involving the creation of more than 5 lots;

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Performance Outcomes		Acceptable Outcomes	
			(c) development in *centre zones*; and (d) development in areas of high scenic amenity.
Works Over or Near Sewerage, Water and Stormwater Drainage Infrastructure			
PO10	Building or operational work near or over the *Council's* stormwater *infrastructure* and/or sewerage and water *infrastructure*:- (a) protects the *infrastructure* from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	**AO10**	Building or operational work near or over the *Council's* stormwater *infrastructure* and/or sewerage and water *infrastructure* complies with the **Planning scheme policy for development works** and the requirements of the water and sewerage service provider.
Filling or Excavation			
PO11	*Filling or excavation*:- (a) does not cause environmental harm; (b) does not impact adversely on visual amenity or privacy; (c) maintains natural landforms as far as possible; (d) provides for remediated soil conditions to support the successful establishment of landscapes; and (e) is stable in both the short and long term.	**AO11**	Development provides that:- (a) on sites:- (i) with a *slope* of 15% or more, or as identified in the **Planning scheme policy for development works**, the extent of excavation (cut) and fill does not involve a total change of more than 1.5 metres relative to the *natural ground level* at any point; or (ii) in other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the *natural ground level* at any point; (b) no part of any cut or fill batter is within 1.5 metres of any property boundary, except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any *vegetation*; (c) retaining walls are no greater than 1.0 metre high; (d) retaining walls are constructed a minimum 150mm from property boundaries; (e) all stored material is:- (i) contained wholly within the *site*; (ii) located in a single manageable area that does not exceed 50m^2; and (iii) located at least 10 metres from any property boundary; (f) topsoil is harvested, stockpiled, remediated and reused in a manner that supports achievement of site specific vegetation performance objectives; and (g) any batter or retaining wall is structurally adequate.
PO12	*Filling or excavation* does not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the *site*.	**AO12**	Development provides that:- (a) no contaminated material is used as fill; (b) for excavation, no contaminated material is excavated or contaminant disturbed; and (c) waste materials are not used as fill, including:- (i) commercial waste; (ii) construction/demolition waste; (iii) domestic waste; (iv) garden/vegetation waste; and (v) industrial waste.
PO13	The location and extent of *filling or excavation* is consistent with the	**AO13**	The extent of *filling or excavation* is in accordance with an existing development

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Performance Outcomes		Acceptable Outcomes	
	intended use of the *site*.		approval for a material change of use, reconfiguring a lot or building work (which has not lapsed).
PO14	*Filling or excavation* does not prevent or create difficult access to the property.	**AO14**	Driveways are able to be constructed and maintained in accordance with the requirements of the **Planning scheme policy for development works**.
PO15	*Filling or excavation* does not cause significant impacts through truck movements, dust or noise, on the amenity of the locality in which the works are undertaken or along routes taken to transport the material.	**AO15**	*Filling or excavation* is undertaken in accordance with the requirements of the **Planning scheme policy for development works**.
PO16	The transportation of materials in association with *filling or excavation* activities minimises adverse impacts on the road system.	**AO16**	Material is transported in accordance with the requirements of the **Planning scheme policy for development works**.

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