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Part 9 Other Codes

9.1 Introduction

9.1.1 Purpose

(1) This Part provides Other Codes which regulate self-assessable development and assessable development:

(a) of a particular type (such as the Reconfiguring a Lot Code);
(b) involving work occurring as a consequence of development (such as the Civil Works Code);
(c) to manage the effects of development (such as the Stormwater Management Code); or
(d) involving other development-related issues (such as the Design for Safety Code).

(2) Applicable Other Codes relevant to the assessment of development may either be:

(a) identified as an applicable code in the Development Assessment Tables contained in section 4.2 of Part 4 (Development in Planning Areas); or a Structure Plan; or
(b) identified as an applicable code by another code in the Planning Scheme.

9.1.2 Structure

(1) Each Other Code provides:

(a) Overall Outcomes which constitute the purpose of the code;
(b) where applicable, Assessment Guidance: Explanation of Key Terms which provides definitions of terms used in the code;
(c) Specific Outcomes that contribute to the achievement of the Overall Outcomes;
(d) Acceptable Solutions (for self-assessable development as indicated by an asterisk); and
(e) Probable Solutions (for assessable development).

9.1.3 Compliance with the Other Codes

(1) Self-assessable development that complies with the acceptable solutions for self-assessable development, complies with the applicable Other Code.

9.2 Advertising Devices Code

9.2.1 Overall Outcomes

(1) The Overall Outcomes are the purpose of the Advertising Devices Code.

(2) The Overall Outcomes sought for the Advertising Devices Code are as follows:

(a) advertising devices complement, or at least do not unreasonably detract from, the desirable characteristics of the natural and built environment in which the advertising devices are exhibited;
(b) advertising devices are designed and integrated so as to minimise visual clutter;
(c) advertising devices do not deleteriously impact upon the character of scenic routes or the character and amenity of rural or residential areas;
(d) advertising devices protect and enhance personal health and safety from the unsafe construction and securing of an advertising device and from a traffic hazard related to the exhibition of advertising on an advertising device; and
(e) accommodation of the legitimate need for advertising devices to provide directions, business identification and promotion, commensurate with achieving the above sought outcomes.

9.2.2 Assessment Guidance: Explanation of Key Terms

(1) Definitions of Different Types of Advertising Device

"exempt advertising device" *means an advertising device that:*

(a) is not visible from:
  (i) a public place; or
  (ii) premises other than premises on which the advertising device is placed; or
(b) is placed on a public place (other than that part of a building or structure which lawfully encroaches onto a road from adjoining premises) in accordance with a permit issued under Local Law No.2 (Council Facilities and Other Public Places) or Local Law No. 9 (Roads); or
(c) is required to be placed on premises by legislation (including subordinate legislation); or
(d) was in existence prior to the commencement of the Planning Scheme and is not:
  (i) *a third party advertising device; and*
  (ii) *placed in a public place; or*
(e) is a third party advertising device which was lawfully in existence prior to the commencement of the Planning Scheme.

Note:

(1) The planning scheme advertising device controls do not apply to Council road and traffic signs erected under Local Law No. 9 (Roads) and Department of Main Roads traffic signs.

"wall or facade sign" *means any of the following types of advertising device (Refer* **Figure 9.1 – Wall or Facade Signs**):

(a) ***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.*
(b) ***facade sign*** *– an advertising device painted on or otherwise affixed to the facade of a building.*
(c) ***flush wall sign*** *– an advertising device painted on or otherwise affixed flat to the wall of a building.*
(d) ***hamper sign*** *– an advertising device painted or otherwise affixed above the door head and below the awning level or verandah of a building.*
(e) ***projecting vertical sign*** *– a vertically orientated advertising device attached to a wall.*
(f) ***projecting horizontal sign*** *– a horizontally orientated advertising device attached to a wall.*
(g) ***stallboard sign*** *– an advertising device painted or otherwise affixed to the wall of a building, below a ground floor window.*

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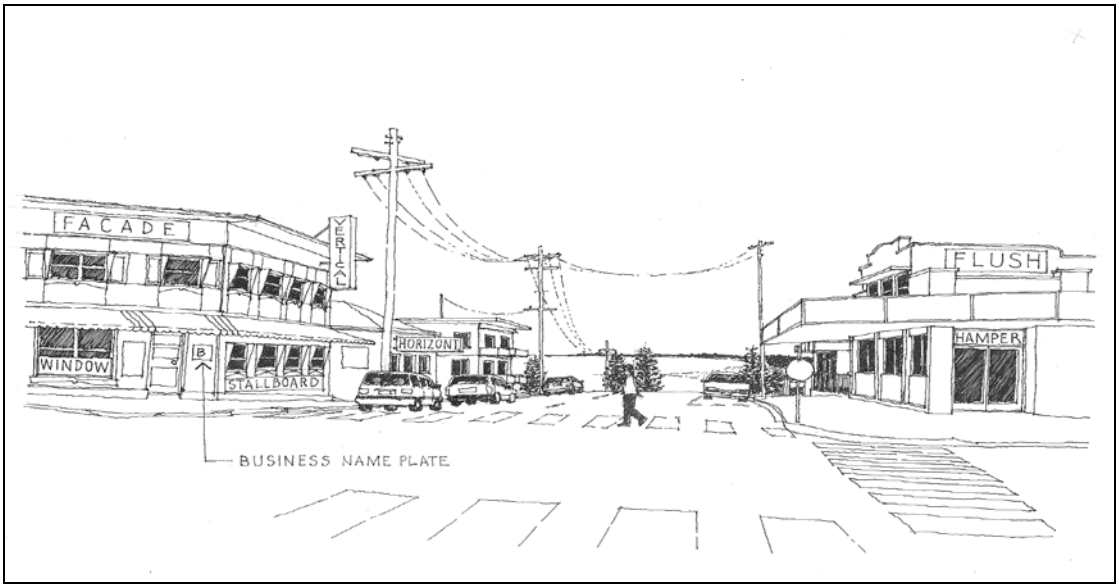
(h) ***window sign*** *– a sign painted or otherwise affixed to the exterior or on the inner surface of the glazed area of any window. The term includes advertising devices that are suspended from the window frame or illuminated. The term does not include product displays or showcases to be viewed by pedestrians.*

Figure 9.1 Wall or Facade Signs



"awning sign" *means any of the following types of advertising device (Refer* **Figure 9.2 – Awning Signs***):*

(a) ***above awning sign*** *– an advertising device located on top of an awning or verandah.*
(b) ***awning face sign*** *– an advertising device painted on or otherwise attached to the front or end face of an awning or canopy structure.*
(c) ***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.*
(d) ***created awning line sign*** *– an advertising device attached to and extending beyond the fascia of an awning or the like.*
(e) ***under awning sign*** *– an advertising device attached from underneath or suspended from an awning, verandah or the like.*

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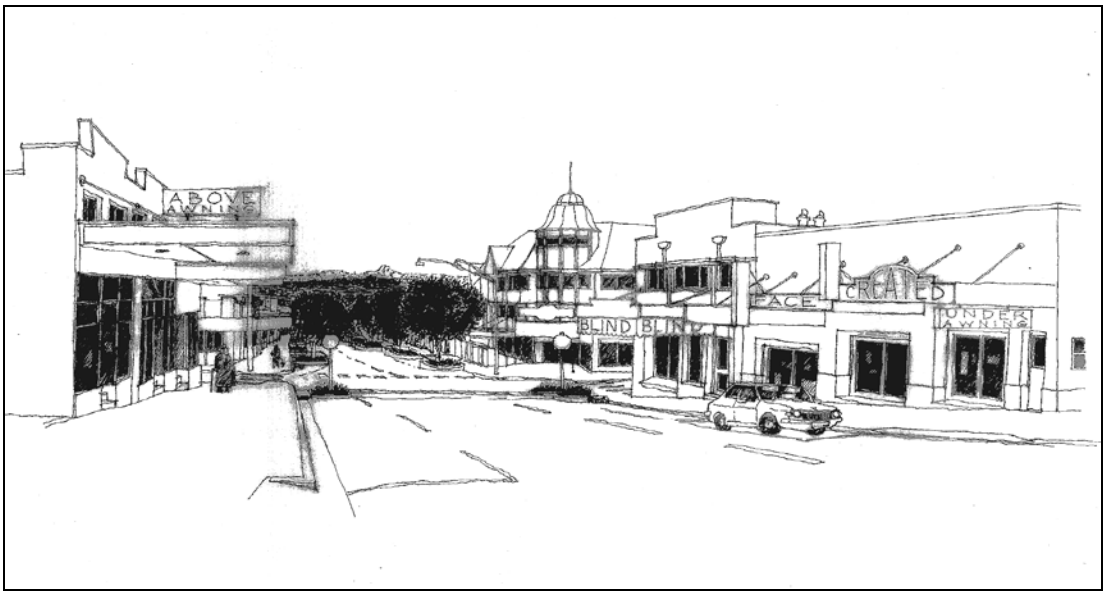
Figure 9.2 Awning Signs



"roof sign" *means any of the following types of advertising device (Refer* **Figure 9.3 – Roof Signs***):*

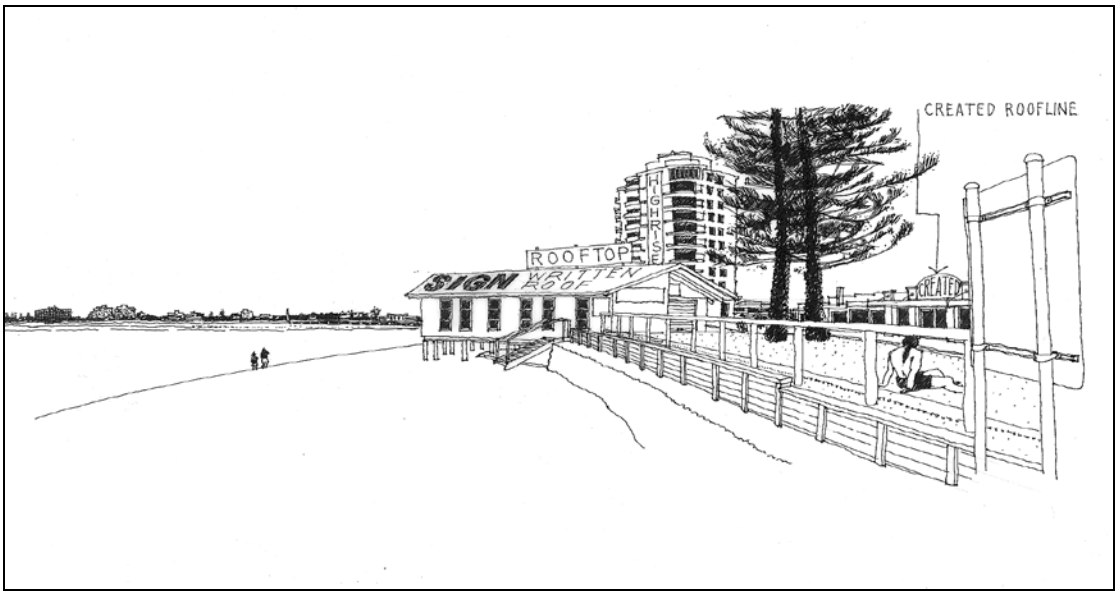
(a) ***created roofline*** *– an advertising device positioned on the roof, facade, or wall of a building, which changes the horizontal or angular lines of the roof.*

(b) ***high-rise building sign*** *– an advertising device affixed to a building which names or otherwise identifies a high-rise building by use of a logo or the like.*

(c) ***rooftop sign*** *– an independent advertising device fitted to the roof of a building with no relation to the architectural design or appearance of the building.*

(d) ***signwritten roof*** *– an advertising device that is painted or otherwise affixed to the roof cladding of a building.*

Figure 9.3 Roof Signs



"freestanding sign" *means any of the following types of advertising device (Refer* **Figure 9.4 – Freestanding Signs***):*

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(a) ***billboard sign*** *– a freestanding display surface, 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.*

(b) ***billboard sign (large)*** *– a large freestanding display surface (of maximum signface area of 18m^2 per side for a maximum of two (2) sides), 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.*

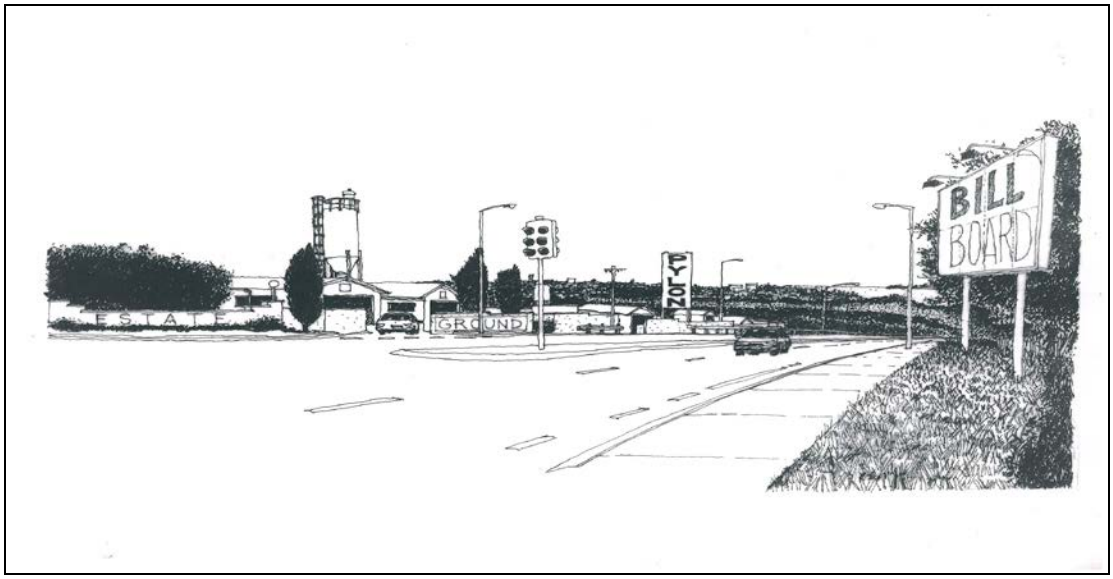
(c) ***estate entrance sign*** *– an advertising device intended to display the name of a residential, commercial or industrial estate at the entrance to the estate.*

(d) ***ground sign*** *– an advertising device on a low level wall or completely clad vertically orientated freestanding structure which sits on or rises out of the ground.*

(e) ***pylon sign*** *– a freestanding display surface, 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.*

(f) ***pylon sign (large)*** *– a large freestanding display surface (of maximum signface area of 18m^2 per side for a maximum of two (2) sides), 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.*

Figure 9.4 Freestanding Signs



"fence sign" *means any of the following types of advertising device (Refer* **Figure 9.5 – Fence Signs***):*

(a) ***backdrop fence sign*** *– a freestanding structure which is designed to act as a permanent partition, screen or barrier. The term includes any sign painted or attached directly upon or affixed parallel with, and confined within the limits of a fence.*

(b) ***boundary fence sign*** *– an advertising device painted or otherwise affixed flush to a fence that has been designed to permanently delineate and identify the boundary of a site.*

(c) ***construction site fence sign*** *– an advertising device painted or otherwise affixed parallel with and confined within the limits of a temporary safety fence erected around a construction site.*

(d) ***sporting field fence sign*** *– an advertising device painted or otherwise affixed to a fence marking the boundaries of a sporting field.*

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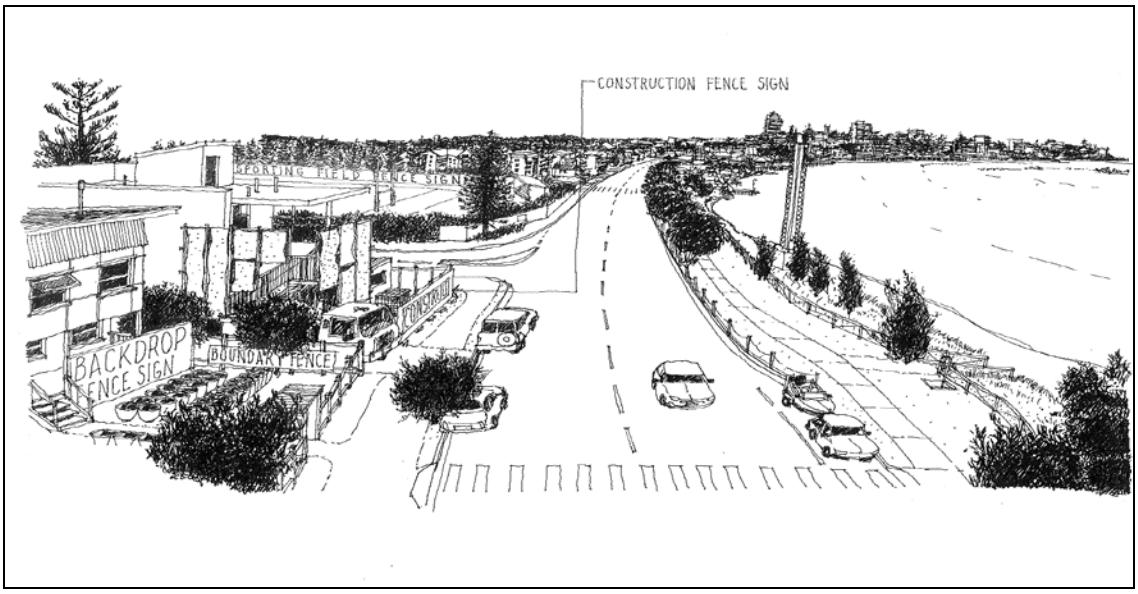
Figure 9.5 Fence Signs



"miscellaneous sign" *means any of the following types of advertising device (Refer* **Figure 9.6 – Miscellaneous Signs***):*

(a) ***bunting*** *– any decorative flags, pennants or streamers connected by thread, rope or wire.*

(b) ***canopy sign*** *– an advertising device painted or otherwise affixed to a canopy.*

(c) ***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.*

(d) ***portable sign*** *– a mobile advertising device, generally mounted on wheels to allow ease of movement about a site. The term does not include portable signs on a public place which are dealt with under Council's Local Laws.*

(e) ***social and welfare sign*** *– an identification advertising device for a charity, institution, non-profit club, educational establishment or the like.*

(f) ***three-dimensional sign*** *– an advertising device which is designed to replicate or copy a real world object or shape. The replica may be enlarged, miniaturised or equal in scale, and may be attached to a building or freestanding.*

(g) ***flagpole sign*** *– an advertsing device in the form of a flag (excluding National, State, Local Government and institutional crests or flags) which is flown from a masthead, fixed either to or in front of a building or suspended from any structure or pole.*

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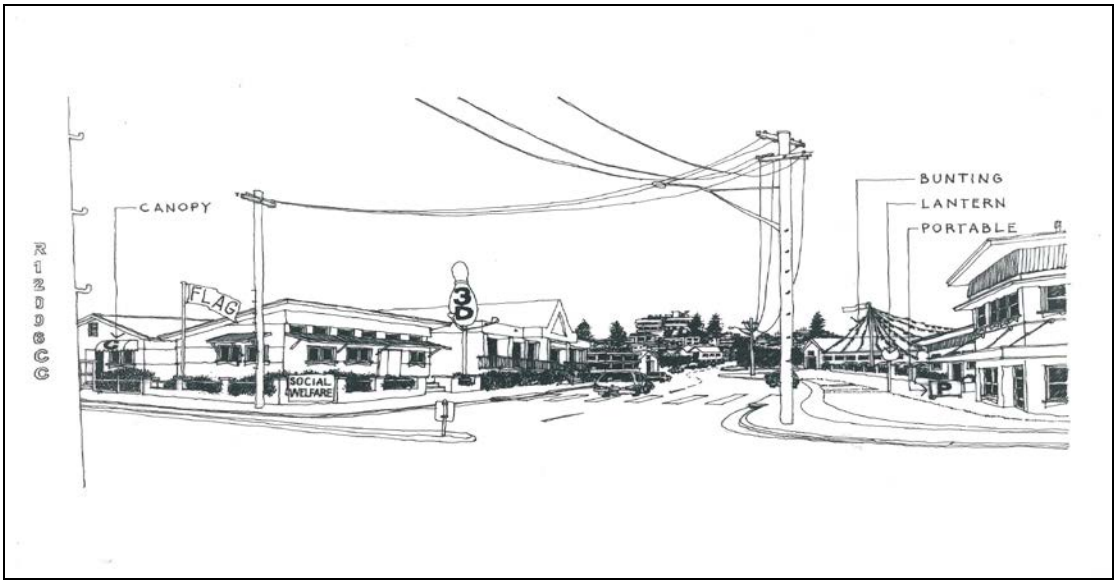
Figure 9.6 Miscellaneous Signs



"temporary signs" *means any of the following types of advertising device (refer* **Figure 9.7 – Temporary Signs***):*

(a) ***"A" board sign*** *means any portable, self supporting advertising device including but not limited to a sandwich board, blackboard, or A-frame sign. The term does not include "A" board signs on a public place, which are specifically dealt with under Local Law No. 2 (Council Facilities and Other Public Places).*

(b) ***Balloon, blimp, & inflatable*** *means any fixed or captive balloon or tethered (lighter-than-air) aerial device.*

(c) ***Banner sign*** *means any advertising device intended to be suspended from any structure, either with or without supporting framework, displaying an advertisement applied or painted to paper, plastic or fabric of any kind. The term does not include banner signs on a public place, which are dealt with under Council's Local Laws.*

(d) ***Election sign*** *means an advertising device in the form of a temporary device identifying candidates standing at a Local, State or Federal Government election, poll or referendum.*

(e) ***Promotional tent*** *means a temporary structure which has sponsors' advertisement displayed, is constructed out of a pliable fabric and is being used for specific events or promotions.*

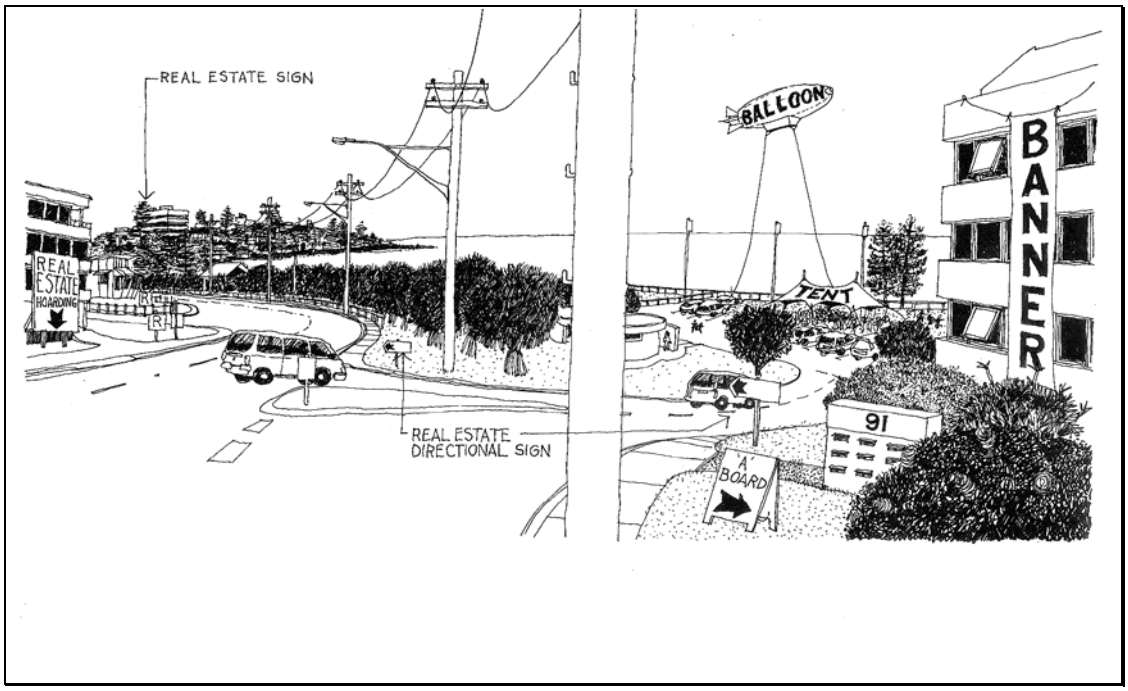
(f) ***Real estate sign*** *means an advertising device which is displayed temporarily to facilitate sale, lease or auction of property including display homes and newly subdivided estates.*

(g) ***Real estate directional sign*** *means an advertising device which is displayed temporarily to direct persons to a property which is open for inspection or auction.*

(h) ***Real estate hoarding*** *means a temporary real estate sign with a signface area exceeding 3.0m^2.*

(i) ***Temporary bunting*** *means the short term use of bunting (as defined in Section 9.2.2 - of this code) for an event or promotion.*

Figure 9.7 Temporary Signs



"third party advertising device" *means an advertising device used for the purpose of advertising a matter not associated with the primary purpose for which the premises are developed, but does not include a sporting field fence sign.*

(2) Other Explanatory Terms and Concepts Used in This Code

"awning" *means a permanent, roof-like structure attached to, and projecting from the wall of a building and generally designed or constructed to provide pedestrians with protection against the weather.*

"canopy structure" *means a frame consisting of one or more columns supporting a roof which has no walls. The canopy structure may be freestanding or attached to a building. The term includes a covered walkway, the roof-like structure over the driveway of a service station, as well as a tensioned tent-like roof designed to provide protection from the weather.*

"facade" *means that part of the front of a building which is above an awning, or in the event that no awning exists, that part of the wall which is higher than 3 metres above ground level.*

"fence" *means a structure or enclosure used to delineate the boundaries of the site or property or part thereof. It may be designed to restrict access. The term includes construction site fencing, backdrop fencing which is dedicated to advertising or identification, and boundary fencing.*

"footpath" *has the meaning given in Local Law No. 9 (Roads).*

"gable" *means the upper part of a wall or the cladding at the end of a ridged roof.*

"high-rise building" *means a building with a height of 20 metres or more above the street level adjacent to the site.*

"public place" *has the meaning given in Local Law No. 2 (Council Facilities and Other Public Places).*[1]

"signface area" *means (refer* **Figure 9.8 – Signface Area***):*

(a) *in the case of a purpose-built advertising device which is freestanding, the area of the smallest rectangle that can wholly contain the advertising device, measured from the outside of the device's framework; and*

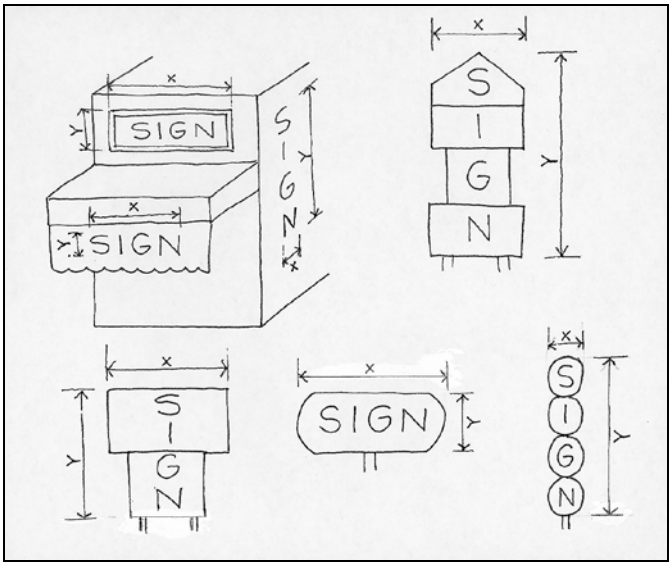
(b) *where the advertising device is painted on or otherwise affixed to a building or other structure (e.g. individual lettering applied to an awning face), the area of the smallest rectangle that can wholly contain the advertising device, inclusive of any decorative lines, stripes, borders and architectural trims that immediately surround the device.*

Note:

(1) The signface area of a three-dimensional sign is calculated by multiplying the width and height of the broadest side of the advertising device and multiplying this figure by two.

(2) The signface area of a temporary sign which complies fully with the acceptable solutions for self-assessable development shall not form part of the maximum signface area allowable for a site.

Figure 9.8 Signface Area



"State-controlled road" *means a State-controlled road under the Transport Infrastructure Act 1994.*

"streetfront boundary length" *of a site means the length, measured in metres, along the property alignment abutting a road or abutting an access restriction strip directly between a site and a road.*

If a site continuously abuts upon more than one road or access restriction strip directly between a site and a road, the streetfront boundary dimension shall be the total length of those boundaries added together.

If a site has more than one streetfront boundary that is not continuous, then each streetfront boundary is considered to be separate.

[1] "Public place" is defined in section 3 (Definitions) of *Local Law No. 2 (Council Facilities and Other Public Places)* to mean:
(a) a road; or
(b) trust land; or
(c) a reserve; or
(d) premises of which the local government is the owner or occupier; or
(e) premises specified in a subordinate local law .

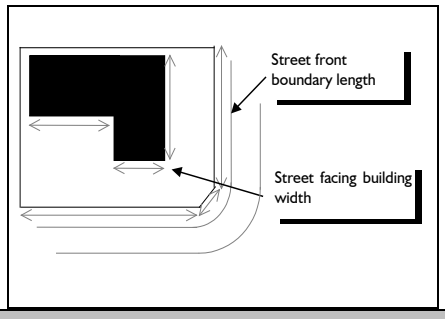
"traffic" *includes the use by any person of any road or off-street regulated parking area, or the presence therein or thereon of any person, vehicle, tram, train, animal or other moveable article or thing whatsoever.*

"traffic control device" *has the meaning given in the Department of Main Roads Manual of Uniform Traffic Control Devices.*

9.2.3 Specific Outcomes

(1) Specific Outcomes for Advertising Devices (General Design Criteria)

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
General			
O1	Advertising devices: (a) are compatible with the existing and future planned character of the locality in which they are erected; (b) are compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscaping and other advertising devices on a site; (c) are of a scale, proportion and form that is appropriate to the streetscape or other setting in which they are located; (d) are sited and designed to be compatible with the nature and extent of development and advertising devices on adjoining sites and do not interfere with the reasonable enjoyment of those sites; (e) are 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 and lookouts; (f) are designed to achieve high standards of architectural and urban design or at least not detract from the architectural or urban design standards of a locality (including streetscape improvement programs implemented by the Council or the private sector); and (g) are designed, sited and integrated so as not to contribute to the proliferation of visual clutter.	**S1.1***	For self-assessable development, the advertising device complies with the applicable Specific Design Criteria of this code relating to: (a) wall or facade signs (section 9.2.3(2)); (b) awning signs (section 9.2.3(3)); (c) roof signs (section 9.2.3(4)); (d) freestanding signs (section 9.2.3(5)); (e) fence signs (section 9.2.3(6)); (f) miscellaneous signs (section 9.2.3(7)); and (g) temporary signs (section 9.2.3(8)). **S1.2** For assessable development, no probable solution prescribed.
Sites of Cultural Heritage Significance			
O2	Advertising devices located on or adjoining a place of cultural heritage significance, are designed and sited so as to: (a) be compatible with the cultural heritage significance of the heritage place and not detrimentally impact upon its values or its setting; and (b) not obscure the appearance or prominence of the place when viewed from an adjacent public place.	**S2.1***	Advertising devices on or adjoining land identified on a Planning Area Overlay Map as being subject to the **Cultural Heritage and Character Areas Code**: (a) are visually subservient to the heritage place; (b) are of a lower or equal height to any existing building or structure of heritage significance; (c) are compatible with those landscaping

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	elements of the place which have been identified as having cultural heritage significance; and (a) incorporate design, finishes and colours which are respectful to the values of the heritage place.
Maximum Signface Area	
O3 The maximum signface area of advertising devices does not detract from the building or location where the device is positioned.	**S3.1*** The total signface area of all advertising devices on a site does not exceed that provided for using either Method 1 or Method 2 (whichever is the greater) detailed below and as shown on the diagram (Methods of Calculating Signface Area). ***Calculation Method 1 – Streetfront Boundary Length*** (a) 0.75m² of signface area per linear metre of streetfront boundary length. ***Calculation Method 2 – Street Facing Building Width*** (a) for single storey building/s – 0.75m² of signface area per linear metre of street facing building width; (b) for two storey buildings – 1.0m² of signface area per linear metre of street facing building width; and (c) for buildings exceeding two storeys – as for two storey buildings, plus 0.15m² of signface area for each additional storey in excess of 2 storeys and up to a maximum height of 6 storeys, provided that this additional signface area is not utilised for signage on the first two storeys or for any freestanding sign. **Methods of Calculating Signface Area** 
Electrical Systems	
O4 Advertising devices utilising electricity are safe and electrical componentry is integrated into the device.	**S4.1*** All conduits, wiring, switches or other electrical apparatus installed on an advertising device are concealed from general view. **S4.2*** No electrical equipment is mounted on exposed surfaces. *Note:* *Electrical componentry which complies with the*

<table>
<tr><th colspan="2">Specific Outcomes</th><th colspan="2">Acceptable solutions for self-assessable development* and probable solutions for assessable development</th></tr>
<tr><td colspan="2"></td><td colspan="2">current Standards Assocation of Australia Wiring Rules and the requirements of the supply company will be considered safe.</td></tr>
<tr><td colspan="4">Traffic and Pedestrian Safety</td></tr>
<tr><td>O5</td><td>Advertising devices are designed so they do not create a traffic or pedestrian safety problem.</td><td>S5.1*</td><td>Advertising devices do not obstruct the passage of pedestrians or vehicles.

S5.2* Advertising devices do not obstruct a pedestrian's view of traffic, or a motorist's or cyclist's view of pedestrians, other traffic or the road ahead.

S5.3* Advertising devices do not distract drivers in close proximity to intersections, traffic signals, railway crossings and vehicle merging and weaving situations.

S5.4* Advertising devices are designed so as not to cause confusion with traffic control devices.</td></tr>
<tr><td colspan="4">Lighting and Illumination of Signs</td></tr>
<tr><td>O6</td><td>Illumination is appropriate to the location and does not create a nuisance.</td><td>S6.1*</td><td>The maximum luminance* of illuminated advertising devices complies with the table below:

<table><tr><th>Business Centre and Industry Precinct Classes</th><th>Mixed Use Residential Precinct</th><th>Any other Precinct</th></tr><tr><td>500 cd/m^2</td><td>350 cd/m^2</td><td>300 cd/m^2</td></tr></table>* Luminance is measured in candelas per m^2.

except where an illuminated advertising device is located in the Business Centre or Industry Precinct Classes or in an Activity Centre Precinct or Industry and Enterprise Area Precinct (where in a Master Planned Area) and is directed toward and is within 100 metres of land included in the Residential Precinct Class or a Residential Precinct (where in a Master Planned Area):

(a) the maximum luminance of the advertising device does not exceed that for any other precinct; and
(b) the illumination for the advertising device is switched off between 11.00pm and sunset of the following day.

S6.2* Illuminated advertising devices are designed to make the best possible use of energy and incorporate the most energy efficient equipment and lighting sources available.

S6.3* Where the proposed illuminated sign is a freestanding sign, the sign is not located within the Maleny Township Planning Area.</td></tr>
<tr><td colspan="4">Standards of Construction</td></tr>
<tr><td>O7</td><td>Advertising devices are constructed to a suitable construction standard.</td><td>S7.1*</td><td>No support, fixing, suspension or other system required for the proper installation of an advertising device is exposed, unless designed and constructed in a simple, neat and tidy manner or as an integral feature of an</td></tr>
</table>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	advertising device. *Note:* *(1) It will be considered that the supporting structure of an advertising device is constructed to a suitable construction standard if the structure complies with the Standard Building Regulation.* *(2) In some instances it will be a requirement that a certificate of structural adequacy be provided for a proposed advertising device.*

(2) Specific Outcomes for Wall or Facade Signs (Specific Design Criteria)

	Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development
O8	***Business Name Plates*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S8.1***	A Business Name Plate: (a) has a signface area not exceeding 0.3m²; (b) is limited to one per business located on the premises; and (c) is not illuminated. *Note:* *A Business Name Plate does not form part of the maximum signface area allowable for a site.*
O9	***Facade Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S9.1***	A Facade Sign: (a) does not obscure any window or architectural feature; (b) has a signface area not exceeding 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) has a maximum thickness not exceeding 300mm.
O10	***Flush Wall Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S10.1***	A Flush Wall Sign: (a) has a maximum signface area not exceeding 50% of the visible area of a wall (when viewed at street level); (b) does not obscure any window or architectural feature; (c) has a maximum thickness not exceeding 300mm; and (d) does not protrude over the boundary of any adjoining site.
O11	***Hamper Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S11.1***	A Hamper Sign: (a) has a maximum signface area 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) has a maximum thickness not exceeding 300mm.
O12	***Projecting Vertical Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this	**S12.1***	A Projecting Vertical Sign: (a) is located in precinct and sub precinct classes D and E of the Development

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
	Code.		Assessment Table (**Table 4.2.3 (d)**) or in an Activity Centre Precinct or Industry and Enterprise Area Precinct (where in a Master Planned Area); and (b) does not project beyond any awning or verandah of the building to which it is attached; and (c) does not project above the roofline of the building to which it is attached.
O13	***Projecting Horizontal Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S13.1***	A Projecting Horizontal Sign: (a) is located in precinct and sub precinct classes D and E of the Development Assessment Table (**Table 4.2.3 (d)**) or in an Activity Centre Precinct or Industry and Enterprise Area Precinct (where in a Master Planned Area); and (b) does not project beyond any awning or verandah of the building to which it is attached; and (c) does not project above the roofline of the building to which it is attached.
O14	***Stallboard Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S14.1***	A Stallboard Sign: (a) has a maximum signface area limited to the stallboard area below a streetfront window; (b) does not protrude onto a road such that it may obstruct the passage of pedestrians; (c) has a maximum thickness not exceeding 50mm; and (d) is designed such that the signface is recessed inside the stallboard facing.
O15	***Window Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S15.1***	A Window Sign is limited to the ground storey only.

(3) Specific Outcomes For Awning Signs (Specific Design Criteria)

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
O16	***Above Awning Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S16.1***	An Above Awning Sign: (a) is located in precinct and sub precinct classes D and E of the Development Assessment Table (**Table 4.2.3 (d)**) or in an Activity Centre Precinct or Industry and Enterprise Area Precinct (where in a Master Planned Area); and (b) does not project above the roofline of the building to which it is attached.
O17	***Awning Face Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S17.1***	An Awning Face Sign: (a) has a signface area limited to the dimensions of the front or end awning face; and (b) has a maximum thickness not exceeding 100mm.
O18	***Blind Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S18.1***	A Blind Sign: (a) has a signface area not exceeding 25% of the area of the blind; (b) is located on the ground storey only;

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			(c) if fixed to an awning above a footway, has a minimum clearance of 2.1 metres between the footway and any flexible part of the blind and 2.4 metres to any rigid part of the blind; and (d) is not illuminated.
O19	***Created Awning Line Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S19.1***	A Created Awning Line Sign: (a) is integrated with the design of the building so as to complement its architectural form and style; (b) has a "created" signface area (i.e. the part/s of the sign extending beyond the fascia) not exceeding 25% of the existing awning face area; (c) does not extend more than 600 mm above the fascia to which it is attached; and (d) has a minimum clearance of 2.4 metres between the lowest part of the sign and the footway.
O20	***Under Awning Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S20.1***	An Under Awning Sign: (a) is oriented at right angles to the building frontage; (b) is no greater than 2.4 metres in length, 0.6 metres in height and 0.3 metres in depth and has a signface area not exceeding 1.4m^2; (c) has a length not exceeding 75% of the width of the awning or verandah to which it is attached; (d) has a minimum clearance of at least 2.4 metres between its underside and the footway; (e) is not closer than 3 metres to another under awning sign, nor closer than 1.5 metres to a side boundary of a property or tenancy; and (f) is rigidly fixed and is not constructed out of materials that are potentially dangerous (e.g. glass) to pedestrians.

(4) Specific Outcomes For Roof Signs (Specific Design Criteria)

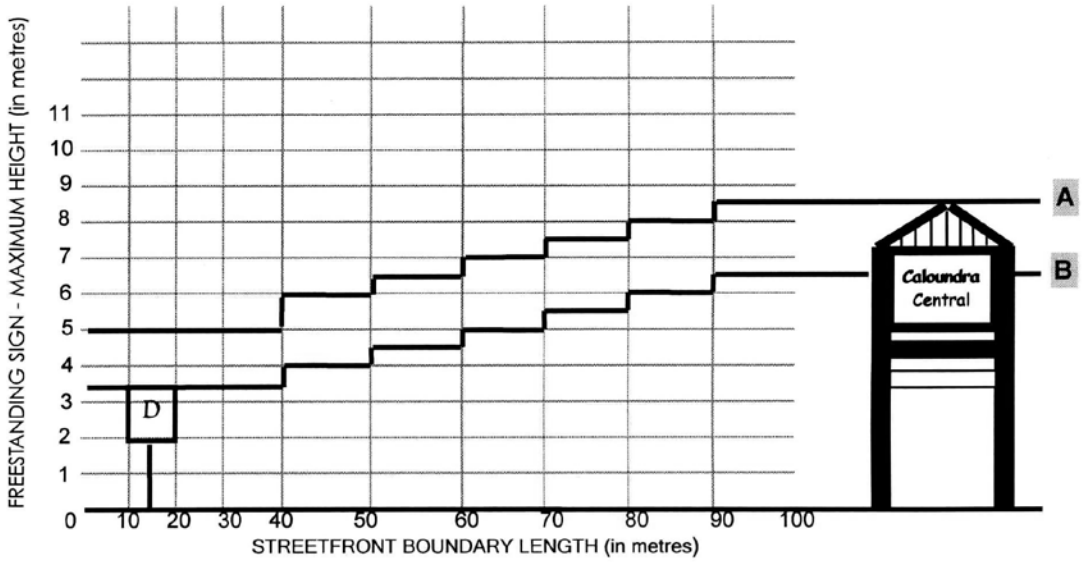
Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
O21	***Created Roofline Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S21.1***	A Created Roofline Sign: (a) is integrated with the design of the building so as to complement its architectural form and style; (b) where located on a building up to 7 metres in height, has a maximum height above the surrounding roofline of not more than 1.2 metres; and (c) where located on buildings between 7 metres and 20 metres in height, has a maximum height above the surrounding roofline of not more than 1.8 metres
O22	***High-rise Building Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S22.1***	A High-Rise Building Sign: (a) is located not less than 10 metres above ground level and contained within the outline of the building to which it is

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			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) is limited to 0.5m² of signface area for every metre of total building height; and (d) is designed so as not to interfere or detract from the appearance of the building at street level. *Note:* *A development application for a high-rise building sign may be required to be supported by a streetscape analysis prepared by a competent person, demonstrating how the proposal complies with the requirements of this Code.*
O23	***Rooftop Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S23.1***	A Rooftop Sign: (a) is located in precinct and sub precinct classes D and E of the Development Assessment Table (**Table 4.2.3 (d)**) or in an Activity Centre Precinct or Industry and Enterprise Area Precinct (where in a Master Planned Area); and (b) does not project above the roofline of the building to which it is attached.
O24	***Signwritten Roof Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code. *Note:* *A Signwritten Roof Sign is Impact Assessable Development in most precincts and is likely to compromise the Overall Outcomes of this Code.*	**S24.1***	A Signwritten Roof Sign: (a) is located in the Local Business Centre, District Business Centre, Specialist Retail Area, Low Impact Industry, Core Industry or Rural Precincts or sub precincts 1a, 1b, 1c and 2 of the Regional Business Centre Precinct or in an Activity Centre Precinct or Industry and Enterprise Area Precinct (where in a Master Planned Area); and (b) is located on a site where the identification of a property or facility from the air is necessary due to the nature of the use (e.g. emergency services).
		S24.2*	A Signwritten Roof Sign: (a) has a signface area not exceeding 30m²; (b) only displays the name of the property, business or facility on which the advertising device is erected; and (c) is limited to one (1) per site.

(5) Specific Outcomes For Freestanding Signs

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
General Requirements for Freestanding Signs			
O25	All ***Freestanding Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S25.1***	The maximum height of any freestanding sign does not exceed the height above ground level prescribed in Figure 9.9 (Maximum Height of Freestanding Signs).

Figure 9.9 Maximum Height of Freestanding Signs



A - maximum height where one (only) freestanding sign is proposed for premises

B - maximum height where two freestanding signs are proposed for premises

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
General Requirements for Freestanding Signs	
	S25.2* The maximum signface area for any freestanding sign does not exceed 0.35m² per metre of site streetfront boundary length up to a maximum of 36m². *Notes:* *(a) The calculated area includes:* (i) *the sum of both signfaces of double sided freestanding signs; and* (ii) *the combination of all other freestanding signs on the site.* *(b) The permitted signface area for any freestanding sign is included within the maximum signface area permitted for a particular site.*
	S25.3* The maximum number of freestanding signs on any site does not exceed two, irrespective of the number or length of streetfront boundaries, or the number of tenancies on the site, except for freestanding signs that: (a) show access to a site; (b) have a height not exceeding 2 metres; and (c) a signface area not exceeding 2m²/side.
	S25.4* Notwithstanding any other provisions of this Code, a freestanding sign:

Part 9

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			(a) is consistent with the streetscape character of the area; (b) is of a scale and proportion consistent with the existing development and predominant land use of the area; (c) where more than one sign is proposed on a premises, is presented and designed to a proportional and uniform detail; and (d) does not detract from or obscure any natural view or vista. *Note:* *A development application for a freestanding sign may be required to be supported by a streetscape analysis prepared by a competent person, demonstrating how the proposal complies with the requirements of this Code.*
Specific Design Criteria for Freestanding Signs			
O26	***Billboard Signs and Pylon Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S26.1***	Billboard Signs and Pylon Signs: (a) have a maximum signface area of 10m² per side for a maximum of two (2) sides; (b) are mounted as a freestanding structure in a landscaped environment; (c) are situated at least 3 metres from any adjoining site; (d) do not project beyond the front alignment of a site; (e) are designed and treated in such a way that the supporting framework, supports and the back of the signface area blend with the surrounding streetscape or field of view; and (f) have a maximum thickness not exceeding 75mm per metre of height above ground level.
		S26.2	Billboard Signs (large) and Pylon Signs (large): (a) have a maximum signface area of 18m² per side for a maximum of two (2) sides; and (b) otherwise comply with requirements (b) to (f) of S26.1.
O27	***Estate Entrance Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S27.1***	An Estate Entrance Sign: (a) is limited to two (2) signs per entrance into the estate; (b) is no greater than 2 metres in height, 6 metres in length and 0.3 metres in thickness; (c) is mounted as a freestanding structure in a landscaped environment; (d) is constructed of durable and low maintenance materials; (e) does not obstruct pedestrian/cyclist access to the estate; and (f) is maintained by the advertiser whilst the estate is being developed and, if applicable, subsequently by a body corporate.
O28	***Ground Signs*** are designed and located to	**S28.1***	A Ground Sign:

Part 9

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
	comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.		(a) is displayed within a landscaped environment; (b) has a maximum height not exceeding 1.5 metres and a signface area not exceeding 9m^2; and (c) is designed to be complementary to the design of the building or place to which it relates.

(6) Specific Outcomes For Fence Signs (Specific Design Criteria)

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
O29	***Backdrop Fence Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S29.1***	A Backdrop Fence Sign: (a) does not exceed: (i) 1 metre in height where within 6 metres of a streetfront boundary length; or (ii) 2.4 metres in height where not within 6 metres of any streetfront boundary; and (b) does not include any other advertising device if located within 6 metres of a streetfront boundary; and (c) has a maximum signface area not exceeding 1m^2 for each linear metre of fence.
O30	***Boundary Fence Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S30.1***	A Boundary Fence Sign is only installed for the purposes of marking the boundaries of a site, and is constructed to a standard to suit that purpose.
		S30.2*	A Boundary Fence Sign: (a) has a maximum signface area not exceeding 1m^2 for each linear metre of fence length to which the sign is attached; (b) does not project above or beyond the fence to which it is attached; and (c) is not affixed to a fence unless the fence is constructed to withstand the associated wind loads.
O31	***Construction Site Fence Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**O31.1***	A Construction Site Fence Sign: (a) has a maximum signface area not exceeding 1m^2 for each linear metre of fence length to which the sign is attached; and (b) is restricted to safety signs as required by the Workplace Health and Safety Act 1995 or other statutory legislation, security type signs, and to advertising devices advertising contractors, consultants or suppliers providing materials or services to a construction project.
O32	***Sporting Field Fence Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this	**S32.1***	A Sporting Field Fence Sign: (a) does not project above or beyond the

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Code.	fence to which it is attached; (b) does not exceed 1.2 metres in height; and (c) is placed in such a way so as not to pose a risk of injury to spectators or participants.

(7) Specific Outcomes For Miscellaneous Signs (Specific Design Criteria)

	Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development
O33	***Bunting*** is designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S33.1***	Bunting: (a) is erected no higher than 6 metres above the ground level of a site, or no higher than the gutter line of any buildings on the site, whichever is the lesser; (b) is not placed on the roof of a building; (c) is affixed to structures that will accommodate wind loadings as certified by a structural engineer; (d) is not affixed to trees, lighting standards or power poles; (e) does not extend over car parking areas; and (f) is constructed of durable materials that will not readily deteriorate, fade or tear.
O34	***Canopy Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S34.1***	A Canopy Sign: (a) does not project above or below the canopy and building on which it is displayed; (b) has a minimum clearance from the ground of 2.4 metres to any rigid part of a canopy and 2.1 metres to any flexible part of a canopy; and (c) is not illuminated unless the nature of the illumination and/or materials are such so as to prevent combustion.
O35	***Lantern Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S35.1***	A Lantern Sign: (a) has a signface area not exceeding 0.25m^2 on any face; (b) has a height not exceeding 5 metres, whether fixed to a wall or freestanding; and (c) is only erected upon the building or site to which it relates.
		S35.2*	Where several lantern signs are proposed, the signs are not arranged to collectively comprise an advertising message.
O36	***Social and Welfare Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S36.1***	A Social and Welfare Sign complies with the applicable Code provisions relating to wall or facade signs, awning signs, roof signs, freestanding signs, or fence signs, depending on the form and proposed location of the sign on the site.
		S36.2*	A Social and Welfare Sign is limited to one sign per streefront boundary, with a maximum

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			signface area of 2.4m². An additional social welfare sign (with a maximum signface area of 2.4m²) may be displayed where a streetfront boundary length exceeds 100 metres.
O37	***Three-dimensional Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S37.1***	A Three-Dimensional Sign complies with the applicable Code provisions relating to wall or facade signs, awning signs, roof signs and freestanding signs, depending on the proposed location of the three-dimensional sign on the site.
O38	***Portable Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S38.1***	A Portable Sign: (a) has a maximum signface area not exceeding 2.4m² per side for a maximum of two (2) sides; (b) is not displayed within carparking areas on the site; (c) is not visible from a public place whilst the premises to which the portable sign relates is closed; and (d) is limited to one (1) per site.
O39	***Flagpole Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S39.1***	A Flagpole Sign: (a) has a maximum signface area not exceeding 2.5m²; (b) has a maximum height of 5 metres; and (c) is limited to one (1) per site.

(8) Specific Outcomes For Temporary Signs (Specific Design Criteria)

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
O40	***"A" Board Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S40.1***	An 'A' board sign:- (a) has a maximum signface area not exceeding 1m² per side and a maximum width not exceeding 750 mm and; (b) is secured to prevent danger to pedestrians and traffic in high wind situations; and (c) is not visible from a public place whilst the premises to which the 'A' board sign relates is closed.
O41	***Balloons, Blimps and Inflatable Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code. Ameneded 27 July 2007	**S41.1***	A balloon, blimp or inflatable sign is only used for short term promotional purposes, for a maximum period of seven (7) days concurrent within any 90 day period.
		S41.2*	Balloons, blimps and inflatable advertising devices:- (a) are covered by a dedicated public liability insurance policy in a sum determined by the Council providing indemnity for the Council; and (b) have a fastening system certified by a structural engineer; and (c) comply with all other State and Federal

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			legislation pertaining to airborne devices.
O42	***Banner Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S42.1***	A Banner Sign:- (a) has a signface area of less than 6m^2; (b) is only used for short term promotional purposes for a period not exceeding:- • 21 days concurrent within any 90 day period; or • seven (7) days concurrent within any 30 day period; (c) is affixed to structures capable of accommodating wind loadings, not including trees, lighting standards or power poles; (d) is erected only on sites where the promotion is occurring, unless the promotion is for a non-profit community activity; (e) does not obstruct the vision of vehicular traffic or pedestrians; and (f) is not erected above the gutter line or on the roof of a building.
O43	***Banner Signs (Large)*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S43.1***	A Banner Sign (Large):- (a) has a signface area not exceeding 12m^2; and (b) otherwise complies with requirements (b) to (f) of S41.1.
O44	***Promotional Tents*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S44.1***	A Promotional Tent:- (a) when used for private functions of a non-promotional nature, is erected on premises for not more than three (3) consecutive days in any 365 day period; (b) when used for promotion in association with commercial or community functions, is erected on premises for not more than seven (7) consecutive days in any 90 day period; and (c) is erected and secured in accordance with the manufacturers specifications and so as to minimise any risk to public safety.
O45	***Real Estate Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code. Amended 27 July 2007	**S45.1***	A Real Estate Sign:- (a) is limited to:- (i) a maximum of three (3) real estate signs per site with a signface area for each real estate sign not exceeding 1.08m^2; or (ii) one (1) real estate sign per site with a signface area for the real estate sign not exceeding 3.0m^2; (b) is placed only on a site being offered for sale, lease or auction; (c) in the case of an individual property, is removed from a premises within seven (7) days of the property reaching settlement or being leased; and (d) in the case of a group of dwellings (e.g. multiple dwellings) or building sites (e.g. newly subdivided estates), is removed from the premises within seven (7) days

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			of the last remaining property reaching settlement or being leased.
O46	***Real Estate Directional Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S46.1***	A Real Estate Directional Sign:- (a) has a signface area not exceeding 0.2m^2; (b) is limited to three (3) real estate directional signs per premises being offered for sale or auction; (c) is displayed only on the day when a premises is open for inspection or being auctioned; and (d) is located so as not to cause a nuisance to traffic or pedestrians or otherwise pose a risk to public safety.
O47	***Real Estate Hoarding*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S47.1***	A Real Estate Hoarding:- (a) is limited to one (1) real estate hoarding per site, with a signface area not exceeding 6m^2; (b) is only placed on a site being offered for sale, auction or lease; (c) is not erected in association with any other real estate sign; (d) in the case of an individual property, is removed from a premises within seven (7) days of the property initially reaching settlement or being leased; and (e) in the case of a group of dwellings (e.g. multiple dwellings) or building sites (e.g. newly subdivided estates), is removed from the premises within seven (7) days of the last remaining property reaching settlement or being leased.
O48	***Temporary Bunting*** is designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code.	**S48.1***	Temporary Bunting:- (a) is displayed for a period of not more than seven (7) days prior to, and on the day or days of the event or promotion; (b) is erected no higher than 6 metres above the original ground level of a site; (c) is not affixed to trees, lighting standards or power poles; and (d) does not extend over car parking areas.

(9) Specific Outcomes For Third Party Signs (Specific Design Criteria)

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
O49	***Third Party Signs*** are designed and located to comply with the general amenity outcomes sought by Specific Outcome O1 of this Code. Note: A Third Party Sign is Impact Assessable Development in all precincts and is likely to compromise the overall outcomes of this code.	**S49.1**	A Third Party Sign satifies all relevant specific outcomes of this code.

Amended 27 July 2007

9.3 Civil Works Code[1]

9.3.1 Overall Outcomes

(1) The Overall Outcomes are the purpose of the Civil Works Code.

(2) The Overall Outcomes sought for the Civil Works Code are as follows:

(a) development and subdivisional works are designed and constructed to a standard that meets community expectations, prevents unacceptable off-site impacts and optimises whole of life cycle costs;
(b) roads are designed and constructed to support their specified functions;
(c) stormwater drainage networks are designed and constructed with capacity to effectively manage or convey stormwater run-off;
(d) other infrastructure services and utilities are designed and constructed to provide a level of service consistent with the setting in which the development is located;
(e) construction over or near infrastructure does not compromise or interfere with its effective operation or levels of service;
(f) physical and human infrastructure networks that provide basic and essential services and facilities to local communities are able to meet the increased demand resulting from an increase in development density; and
(g) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

9.3.2 Specific Outcomes

Specific Outcomes[2][3]		Probable Solutions	
Road Design and Construction			
O1	Roads provided by development are planned, designed and constructed to support the specified functions and amenity of the road and to ensure that: (a) road pavement surfaces: (i) are durable enough to carry estimated wheel loads of travelling and parked vehicles; and (ii) provide for the safe passage of vehicles, pedestrians, cyclists, and discharge of stormwater run-off from contributing catchments and the preservation of all-weather access; (b) kerb and channel: (i) controls vehicle movement by delineating the carriageway for all users; and (ii) conveys road pavement runoff to stormwater drainage; and (c) verges and footpaths provide: (i) safe access for pedestrians clear of obstructions; (ii) an access area for vehicles onto properties; (iii) a corridor allocated for public utility services; (iv) additional amenity for minor roads; and signage and linemarking.	**S1.1**	No probable solution prescribed. *Note:* *Section 9.12 (Parking and Access Code) sets out the requirements for road planning, design and construction.*

[1] The Palmview Structure Plan Area Code includes additional requirements for infrastructure and services applicable to development in the Palmview Master Planned Area.
[2] The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.
[3] The Planning Scheme Policy for the Palmview Structure Plan provides guidance for achieving certain Specific Outcomes of this Code as they relate to the Palmview Master Planned Area.

Specific Outcomes[1][2]		Probable Solutions	
O2	Development is provided with external roadworks along the frontage of the site to an appropriate standard having regard to the specified function and amenity of the road and incorporating: (a) an effective high quality paved roadway including kerb and channel where appropriate; (b) safe, high quality vehicular crossings over channels and footpaths; (c) safe, accessible high quality public footpaths and bikeways compatible and integrated with the surrounding environment; (d) any alterations required to public utilities; (e) effective stormwater drainage works; and (f) appropriate conduits to facilitate the provisions of required street lighting systems and traffic signals as well as roofwater, electricity, water supply and telephone services.	**S2.1**	The following infrastructure components already exist at the frontage of the site or are provided at the developer's expense: (a) full width asphalt sealed road; (b) concrete kerb and channel where appropriate; (c) forming and grading to footpaths; (d) vehicular crossings over channels and footpaths; (e) a constructed bikeway; (f) a constructed walkway; (g) reconstruction of any damaged public footpaths in concrete; (h) construction of the carriageway; (i) payment of costs for required alterations to public utility mains, services or installations; (j) construction of any required alterations to public utility mains, services or installations including removal of redundant crossovers; (k) stormwater drainage works; and (l) installation of conduits for roofwater, electricity, water supply and telephone services.
		S2.2	Where any disturbance of the infrastructure components referred to in S2.1 is caused by a development, this disturbance is rectified by the developer at no cost to the Council or the relevant service provider.
		S2.3	Road design and construction is in accordance with the **Development Design Planning Scheme Policy and the Planning Scheme Policy for Palmview Structure Plan (where in the Palmview Master Planned Area).**
Infrastructure Services and Utilities			
O3	Development in the Residential Precinct Class, Business Centre Precinct Class, Industry Precinct Class and Emerging Community Precinct Class or on land within that part of a master planned area identified as being suitable for urban development makes adequate provision for the following infrastructure services and utilities: (a) sewerage; (b) water supply; (c) stormwater drainage; (d) solid waste collection; (e) electricity; (f) gas; and (g) telecommunication services; and ensures that such infrastructure services and utilities are planned, designed and constructed so that: (a) the ongoing construction or operation of the development is not disrupted;	**S3.1**	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 **Development Design Planning Scheme Policy and the Planning Scheme Policy for the Palmview Structure Plan (where in the Palmview Master Planned Area)** and the requirements of relevant service providers.
		S3.2	The location, design and proposed construction of sewerage reticulation, drainage, sewerage pumping stations and water supply are in accordance with the **Development Design Planning Scheme Policy and the Planning Scheme Policy for the Palmview Structure Plan (where in the Palmview Master Planned Area)**.

[1] The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

[2] The Planning Scheme Policy for the Palmview Structure Plan provides guidance for achieving certain Specific Outcomes of this Code as they relate to the Palmview Master Planned Area.

Specific Outcomes[1][2]		Probable Solutions	
	(b) where development is staged, each stage is fully serviced before a new stage is released; (c) adequate clearance zones are maintained between utilities and houses to protect residential amenity and health; and (d) the selection of materials used in construction 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.	**S3.3**	Compatible public utility services are co-located in common trenching in order to minimise the land required and the costs for underground services.
		S3.4	Stormwater drainage, sewerage and sullage systems are designed so that overflows do not enter residences.
		S3.5	Public utilities are located and aligned so as to: (a) avoid disturbance to significant vegetation and/or other habitat areas; (b) minimise earthworks; and (c) avoid crossing waterways, waterway corridors and/or wetlands, but where such crossings are unavoidable, tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works.
O4	Development in the Rural Precinct Class makes provision for the following infrastructure services and utilities: (a) solid waste collection; (b) electricity; and (c) telecommunication services; and ensures that such infrastructure services and utilities are planned, designed and constructed so that: (a) the ongoing construction or operation of the development is not disrupted; (b) where development is staged, each stage is fully serviced before a new stage is released; (c) adequate clearances are maintained between utilities and houses to protect residential amenity and health; and (d) the selection of materials used in construction 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.	**S4.1**	Infrastructure services and utilities are provided in accordance with the **Development Design Planning Scheme Policy.**
Work Over or Near Sewerage or Water Infrastructure			
O5	Building or operational work near or over the Council's sewerage and water infrastructure: (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	**S5.1**	Building or operational work near or over the Council's sewerage and water infrastructure complies with the **Development Design Planning Scheme Policy and the Planning Scheme Policy for the Palmview Master Planned Area (where in a Master Planned Area).**

[1] The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

[2] The Planning Scheme Policy for the Palmview Structure Plan provides guidance for achieving certain Specific Outcomes of this Code as they relate to the Palmview Master Planned Area.

Specific Outcomes[1][2]		Probable Solutions	
Infrastructure Capacity			
O6	Infrastructure is capable of meeting the increased demand upon:- (a) bike lane, pathway and footpath infrastructure; (b) community facilities; (c) open space; (d) public transport and parking infrastructure; (e) stormwater and flooding infrastructure; (f) water supply and sewerage services; and (g) road network infrastructure, resulting from an increase in development density.	**S6.1**	Except where otherwise provided for by a Structure Plan and the terms of an Infrastructure Arrangement applicable to a Structure Plan, infrastructure contributions are made in accordance with the applicable infrastructure charging instrument.

[1] The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

[2] The Planning Scheme Policy for the Palmview Structure Plan provides guidance for achieving certain Specific Outcomes of this Code as they relate to the Palmview Master Planned Area.

9.4 Climate and Energy Code[1][2]

9.4.1 Overall Outcomes

(1) The Overall Outcomes are the purpose of the Climate and Energy Code.

(2) The Overall Outcomes sought for the Climate and Energy Code are as follows:

(a) buildings are sited and designed to take advantage of natural climatic conditions and environmental opportunities; and
(b) buildings are sited, orientated and designed to achieve a high level of thermal comfort for living and working environments with some reliance on lighting devices and limited or no requirements for energy reliant heating, cooling and ventilation devices.

9.4.2 Specific Outcomes

(1) Specific Outcomes for Non-Residential Buildings

Specific Outcomes		Probable Solutions	
O1	Non-residential buildings are designed to minimise the need for artificial heating and cooling (such as air conditioning) to achieve acceptable levels of thermal comfort.	**S1.1**	Roofs (or ceilings directly below roofs) which are over internal parts of buildings, are insulated to an R-value of not less than R2.5. Ceiling spaces are vented with a ventilation device.
		S1.2	For non-residential buildings (excluding classes 7, 8 and 10 as defined in the BCA), external walls are insulated to an R-value of not less than R1.0.
		S1.3	Solar radiation through external glazing is controlled by at least one of the following: (a) a permanently fixed overhang projection in accordance with Table 9.1 (Overhangs for Window and Door Openings); (b) glazed window or door assemblies have a minimum WERS (Window Energy Rating Scheme developed by the Australasian Window Council Inc.) rating of 4 stars for cooling; and (c) a permanent external assembly containing adjustable shading devices or fixed screens with a maximum transparency of 25%.
		S1.4	Mechanically heated or cooled areas of the building can be closed off from other naturally ventilated areas of the building.

(2) Specific Outcomes for Residential Buildings

Specific Outcomes		Probable Solutions	
O2	Buildings are designed and sited to provide an acceptable level of indoor comfort during a typical year, whilst minimising energy usage, through:	**S2.1**	An energy rating of 3½ stars or greater is achieved using an Energy Rating Scheme calibrated to South-East Queensland climatic conditions.

[1] The Climate and Energy Code does not apply to Class 1 and Class 10 buildings. The *Standard Building Regulation 1993* contains requirements for energy efficiency for Class 1 buildings.

[2] The Palmview Structure Plan Area Code includes additional requirements for sub-tropical and sustainable design applicable to development in the Palmview Master Planned Area.

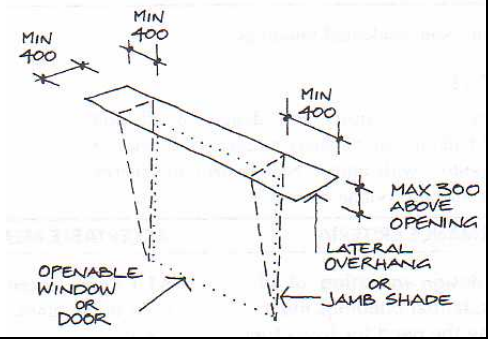
Specific Outcomes	Probable Solutions
(a) controlling sun entry to habitable rooms; (b) achieving acceptable levels of heat resistance; (c) minimising the need for energy reliant heating and cooling appliances; and (d) allowing for cross-ventilation through habitable rooms.	**OR** Development complies with the following: (a) solar radiation through external glazing is controlled by at least one of the following: (i) a permanently fixed overhang projection in accordance with Table 9.1 (Overhangs for Window and Door Openings); and (ii) glazed window or door assemblies have a minimum WERS (Window Energy Rating Scheme developed by the Australasian Window Council Inc.) rating of 4 stars for cooling; and (iii) a permanent external assembly containing adjustable shading devices or fixed screens with a maximum transparency of 25%; (b) glazing of no less than 10% of the floor area of the main living area faces between 45 degrees west and 45 degrees east of solar north to achieve winter solar access; (c) walls (excluding windows and glazed areas) are insulated to an R-value of not less than R1.0; (d) roof or ceiling structures (excluding garages, open verandahs and pergolas) are insulated to an R-value of not less than R2.5; (e) for effective cross-ventilation, each habitable room has either: (i) a window or door in opposite walls which is openable to the outside; or (ii) a direct flow path from an openable window in the room through the doorways or other opening within the dwelling unit to another window or opening to the outside; and (f) all doors (other than garage doors) and openable windows have rain shielding protection at least in accordance with the following: 

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Table 9.1 Overhangs for Window and Door Openings [1]

Distance to sill from lowest point of overhang (H) [2]	Minimum width of overhang	
	Sector A (North) [3]	Sectors B and C (East-West) [3]
600mm or less	300mm	Not less than ½H for all glazed openings
Exceeding 600mm up to 900mm	450mm	
Exceeding 900mm up to 2400mm	600mm	
Exceeding 2400mm	900mm	

Notes:

1. *This Table is to be read in conjunction with Figures 9.10 (Overhangs) and 9.11 (Orientation Sectors).*
2. *The distance "H" is shown graphically on Figure 9.10 (Overhangs).*
3. *For definition of north, east and west facing sectors refer to Figure 9.11 (Orientation Sectors).*

Figure 9.10 Overhangs (for use with Table 9.1)

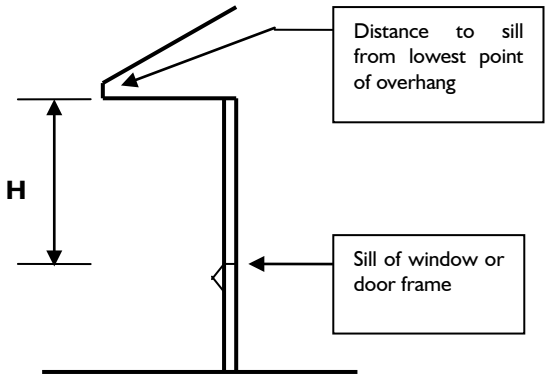
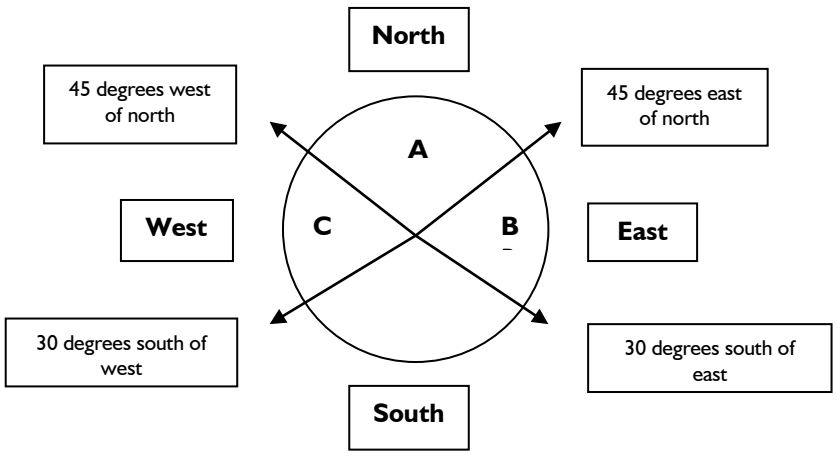


Figure 9.11 Orientation Sectors (for use with Table 9.1)



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9.5 Design for Safety Code

9.5.1 Overall Outcomes

(1) The Overall Outcomes are the purpose of the Design for Safety Code.

(2) The Overall Outcomes sought for the Design for Safety Code are as follows:

(a) development is user friendly;
(b) development incorporates design elements that reduce the vulnerability of people and property to crime; and
(c) development increases people's awareness of their environment.

9.5.2 Specific Outcomes

Specific Outcomes		Probable Solutions	
Site identification			
O1	Buildings, fences, landscaping and other features clearly define territory and ownership of all public, common, semi-private and private space.	**S1.1**	Boundaries are identified by such means as: (a) fencing; and/or (b) changes in surface materials or levels; and/or (c) landscaping treatments.
O2	All premises and access routes are clearly identifiable to all persons, particularly emergency service personnel.	**S2.1**	All premises are identified by the provision of the street number in a prominent location.
Casual Surveillance			
O3	Casual surveillance is achieved by arranging uses within buildings and on sites to enable external areas to be monitored.	**S3.1**	Active uses (e.g. shopfronts and living areas) are arranged within buildings at ground floor level, so that they overlook publicly accessible areas.
O4	Open space areas including seating areas are located where they can be monitored.	**S4.1**	Open space areas including seating areas are situated where they are in line of site of windows, doors and balconies/verandahs of buildings, or can be seen from a street.
Fencing and Walls			
O5	Fencing: (a) protects the privacy and amenity of private open space; (b) does not present a security risk by screening doors, windows and major paths; and (c) provides for casual surveillance of both properties and public thoroughfares.	**S5.1**	Fences and solid walls exceeding 1.5 metres in height are avoided adjacent to pedestrian walkways and street frontages to improve actual and perceived safety.
Landscaping			
O6	Landscaping does not present a security risk by screening doors, windows and pedestrian and cyclist paths or lead to opportunities for concealment.	**S6.1**	Mature trees and other vegetation provide shade and visual interest yet allow relatively unrestricted views, at heights of between 0.6 and 3 metres above ground level, to paths and spaces likely to be used by pedestrians and/or cyclists. *Note:* *Section 9.7 (Landscape Code) sets out the requirements for designing landscaping for public safety.*
Lighting			
O7	Lighting is provided to pedestrian paths, building entries, driveways and car parking areas to provide a sense of safety and security for both	**S7.1**	Lighting of appropriate intensities is provided which satisfies the requirements of *AS1158 – Public Lighting Code.*

Specific Outcomes		Probable Solutions	
	residents, staff and visitors. This lighting does not cause adverse impact on adjacent land uses.	**S7.2**	Lighting is focused to illuminate concealment areas and entrances (e.g. entrances to loading docks).
		S7.3	Lighting is directed onto the site or building and away from neighbouring sites.
		S7.4	Lighting is consistent to reduce the constrast between shadows and well lit areas.
Building Design			
O8	The building is designed to ensure a high level of safety and security for residents, staff and the community and: (a) optimises casual surveillance; (b) provides unimpeded sight lines; (c) controls illegitimate access and minimises opportunities for vandalism; and (d) avoids concealment spots.	**S8.1**	Windows and activities in buildings are directed (where possible) to overlook public and semi-public areas.
		S8.2	No blank building facade is presented to any street frontage.
		S8.3	Toughened glass, screens and other measures are used in windows that are provided at the ground storey, to deter break and enters.
		S8.4	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.
O9	All building entrances are located and designed to be easily identifiable.	**S9.1**	Building entrances (including ramps and elevator entrances) are exposed to the main street frontage and are well lit and clearly legible.
		S9.2	***Additional Requirements for non-residential premises:*** (a) building entrances: (i) provide clear sightlines from the building foyer so that occupants can see outside before leaving the building; and (ii) have lobbies visible from the exterior; (b) staff entrances are not located in side access ways but on the main street frontage.
Movement and Access			
O10	Pedestrian and cyclist pathways and facilities are safe, useable and readily accessible.	**S10.1**	All barriers (including landscaping features) along principal pedestrian routes are visually permeable.
		S10.2	Pedestrian and cyclist facilities are designed to encourage the use of these modes by: (a) minimising distances and providing safe grading paths, separated from motorised traffic; and (b) using even, non-slip pavement materials.
		S10.3	Pedestrian and cyclist and vehicular movement systems are co-located to encourage maximum surveillance.
		S10.4	Legible and consistent signage, which indicates designated routes and safe places, is provided.
O11	All development makes provision for safe pedestrian access to and from the building's main entrance.	**S11.1**	The design of the development ensures that priority is given to pedestrians for direct links to the building's main entrance and to any

Specific Outcomes		Probable Solutions	
			adjoining local activities or public transport services.
Car Parks			
O12	All carparks are designed, located and managed to promote public safety, security and non discriminatory access.	**S12.1**	Public parking areas: (a) are clearly designated; (b) are visible from the street; (c) are well-lit; and (d) have clearly defined access points.
		S12.2	Parking spaces are allocated near the building entry.
		S12.3	"After hours" staff parking is well lit and in close proximity to staff access points.
		S12.4	Enclosed underground carparks can only be accessed from inside the building or through a security system.
		S12.5	Multi-level carparks include: (a) emergency telephones to security personnel; (b) mechanical surveillance; (c) alarms or poles; and (d) other similarly effective measures.
		S12.6	Signs are strategically located to direct people to entries and exits and to parking bays within the site. *Note:* *Section 9.12 (Parking and Access Code) sets out the requirements for carpark design.*
O13	Restricted areas are designed, located and managed to promote public safety, security and non discriminatory access.	**S13.1**	Loading docks, storage areas and other restricted areas are well lit and/or can be locked after hours.
Public Facilities			
O14	Publicly accessible facilities, including toilet facilities, are located and designed to maximise safety.	**S14.1**	Publicly accessible toilet facilities are well-lit and located where they are obvious so that they can be monitored by other persons, including motorists.
		S14.2	Bicycle parking facilities are located in view of highly trafficked areas (i.e. the street).
		S14.3	ATM's 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.

9.6 Filling and Excavation Code[1]

9.6.1 Overall Outcomes

(1) The Overall Outcomes are the purpose of the Filling and Excavation Code.

(2) The Overall Outcomes sought for the Filling and Excavation Code are that excavation and filling does not adversely or unreasonably impact on the environment or on adjacent properties having regard to:

(a) land instability;
(b) contamination of land;
(c) flooding or drainage;
(d) environmental values including water quality, water flows and significant vegetation;
(e) utility services;
(f) visual amenity or privacy;
(g) traffic impacts; and
(h) air or noise emissions.

9.6.2 Assessment Guidance: Explanation of Key Terms

"contaminated material" *means material for fill arising from excavation for which the levels of contaminants as defined in the Environmental Protection Act 1994 exceed the Investigation Thresholds in the Environment Protection Agency Guidelines for the Assessment and Management of Contaminated Land in Queensland, 1999.*

"structural fill" *means any fill which is required to support structures or pavements and which is placed with appropriate techniques and controls to provide predictable bearing capacity and performance in accordance with Australian Standard AS3798 – 1996: Guidelines on earthworks for commercial and residential developments.*

9.6.3 Specific Outcomes

Specific Outcomes[2]		Probable Solutions	
Stability			
O1	Filling or excavation, or any associated retaining structures, do not cause land instability.	**S1.1**	Filling and excavation is undertaken on land with a slope not exceeding 1 in 5 (with at least 50% of the site having a slope not exceeding 1 in 6).
		S1.2	The construction of any retaining structure is completed in a single stage.
		S1.3	Structural fill is placed and compacted to the compaction standard specified in **Table 9.2 (Structural Requirements for Filling and Excavation)**.
		S1.4	Any retaining structure conforms with acceptable generic designs published by recognised proprietary manufacturers of such systems.
		S1.5	Filling and excavation complies with the **Development Design Planning Scheme Policy and the Planning Scheme Policy for the Palmview Structure Plan (where in the Palmview Master Planned Area).**

[1] The Palmview Structure Plan includes additional requirements for excavation and filling applicable to development in the Palmview Master Planned Area.
[2] The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

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Specific Outcomes[2]		Probable Solutions	
Contamination			
O2	Filling or excavation does not cause land contamination, or adverse effects on the environment and human health as a result of the disturbance of Acid Sulfate Soils.	**S2.1**	The site to be filled is not on the Contaminated Land Register.
		S2.2	Contaminated or waste material is not used for fill.
		S2.3	Contaminated material is neither excavated, nor disturbed.
			Note: *Section 7.2 (Acid Sulfate Soils Code) sets out requirements for development affecting Acid Sulfate Soils.*
Flooding and Drainage			
O3	Filling or excavation does not exacerbate flooding or existing drainage regimes.	**S3.1**	Filling or excavation is not undertaken on: (a) land identified on a Planning Area Overlay Map as being subject to the **Flood Management Overlay**; or (b) flood prone land as specified in a Structure Plan except where for the infrastructure specified on the structure plan maps.
		S3.2	Filling or excavation does not divert any perennial or ephemeral watercourse outside of site boundaries.
		S3.3	Filling or excavation does not detain runoff on the site nor raise or lower the hydraulic gradeline upstream or downstream of the site, for any flood event.
Environmental Values			
O4	Filling or excavation does not adversely impact on any area of nature conservation significance.	**S4.1**	Filling or excavation is not undertaken on: (a) land identified on a Planning Area Overlay Map as being subject to the **Habitat and Biodiversity Overlay**; or (b) an ecologically important area as specified in a Structure Plan except where for the infrastructure specified on the structure plan maps
O5	Filling or excavation ensures that the environmental values of the receiving waters are protected.	**S5.1**	Filling or excavation is not undertaken on: (a) land identified on a Planning Area Overlay Map as being subject to the **Natural Waterways and Wetlands Overlay**; or (b) flood prone land or an ecologically important area as specified in a Structure Plan except where for the infrastructure identified on the structure plan maps.
		S5.2	Filling or excavation does not alter the rate or velocity of existing inflows to any receiving waters. *Note:* *Section 9.10 (Stormwater Management Code) sets out requirements for stormwater quality management.*
Utility Services			
O6	Filling or excavation does not cause adverse	**S6.1**	Filling and excavation does not occur on land

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Specific Outcomes[2]		Probable Solutions	
	impact on utility services.		where utility services are buried (such as electricity, communication, water, sewerage, oil, gas or drainage). **OR** Utility services that may be affected by excavation or filling are properly relocated or physically protected from possible damage or disturbance.
Visual Amenity and Privacy			
O7	Filling or excavation does not reduce visual amenity or privacy for surrounding properties.	**S7.1**	Finished surfaces, slopes and batters are graded to smooth contours and are seeded and turfed.
		S7.2	Any retaining structures exceeding 1.8 metres in height are stepped or terraced to an equivalent slope no steeper than 4V to 1H.
		S7.3	Retaining structures are constructed of materials which are sympathetic to the locality in respect of colour, texture and design.
O8	Filling or excavation work does not obstruct view corridors from surrounding properties.	**S8.1**	No probable solutions prescribed.
Traffic, Air Quality and Noise			
O9	The haulage of material to and from sites does not adversely impact on amenity[1], having regard to: (a) truck queuing; and (b) use of higher order roads to access the site.	**S9.1**	No more than two haulage trucks are placed in queue on roads leading to the site being excavated or filled.
		S9.2	Haulage trucks use major arterial, arterial, sub arterial or trunk collector order roads to minimise length of travel in collector and access streets/places.
O10	The environmental impact of air emissions (particularly dust and odours) associated with filling or excavation is within acceptable limits.	**S10.1**	Dust and odour emissions are limited to within the boundaries of the site.

Table 9.2 Structural Requirements for Filling and Excavation

Description	Requirements
Slopes and Batters	
Cut Batters	Overhanging – to be avoided. Vertical – no deeper than 1 metre. 1 in 1 or flatter for all depths exceeding 1 metre.
Fill Batters	Overhanging or vertical – to be avoided. 1 in 1 for heights not exceeding 1 metre. 1 in 2 or flatter for all heights exceeding 1 metre.
Compaction Requirements[2]	
Residential Lot Fill	No less than 95% MDD (Standard) for cohesive materials. No less than 65% Density Index for non-cohesive materials.
Commercial Lots – fills to support minor loadings including floor loadings up to 20kPA and isolated pad or strip footings to 100kPA.	No less than 98% MDD (Standard) for cohesive materials. No less than 70% Density Index for non-cohesive materials.
Pavements	No less than 95% MDD (Standard) for cohesive materials, increased to no less than 100% MDD (Standard) for the uppermost 150mm. No less than 65% Density Index for non-cohesive materials increased to no less than 70% Density Index for the uppermost 150mm.

[1] The *Environmental Protection (Noise) Policy 1997* contains planning (noise) levels for public roads, to assist in determining reasonable noise levels and hours of operation for the haulage of extrative materials.
[2] Compaction control is undertaken in accordance with *AS 3798:1996 Guidelines on earthworks for commercial and residential developments.*

9.7 Landscaping Code[1]

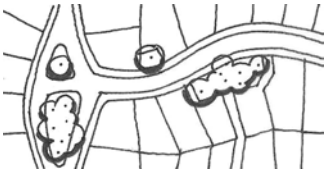
9.7.1 Overall Outcomes

(1) The Overall Outcomes are the purpose of the Landscaping Code.

(2) The Overall Outcomes sought for the Landscaping Code are as follows:

(a) landscape design complements and enriches the natural landscapes and built environment of Caloundra City;
(b) landscape design integrates built form with its surroundings and adds to desired character;
(c) the importance of high quality landscaping to economic prosperity is recognised in landscape design;
(d) the amenity of development is enhanced and visual interest is provided;
(e) public health, safety and personal security is enhanced;
(f) stimulating and responsive human scale environments are created with a sense of place;
(g) maintenance is considered as an integral part of the overall landscape design; and
(h) landscape design is environmentally sustainable and enhances or protects habitat for native flora and fauna.

9.7.2 Specific Outcomes

Specific Outcomes[2]		Acceptable Solunitions for self-assessable development* and Probable Solutions for assessable development	
Landscape Design Generally			
O1	Landscaping contributes to the achievement of a high quality landscape character, City image and townscape for Caloundra City and: (a) is sensitive to site conditions; (b) protects natural features; (c) is sensitive to local character; (d) respects natural landform; (e) retains significant vegetation; (f) enhances amenity; (g) is sustainable; and (h) integrates with built form.	**S1.1**	No probable solution prescribed.
Landscape Maintenance			
O2	Maintenance issues are considered as an integral part of the landscape design and a sustainable maintenance regime is implemented and re-evaluated over time.	**S2.1**	No probable solution prescribed.
Retention of Significant Vegetation			
O3	The landscape design retains vegetation of environmental, aesthetic, amenity and cultural significance where practicable.	**S3.1**	Site planning and design integrates and retains any significant trees and vegetation.  Road and lot layout retains significant vegetation.
		S3.2	Site management enables the retention of significant trees by ensuring that:

[1] The Palmview Structure Plan Area Code includes additional requirements for landscaping and ecological rehabilitation applicable to development in the Palmview Master Planned Area.
[2] The Landscaping Planning Scheme Policy and Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes[2]	Acceptable Solunitions for self-assessable development* and Probable Solutions for assessable development
	(a) demolition, construction and management procedures are protective of the trees; (b) pruning work is performed by an arborist in accordance with Australian Standard *AS4373 – Pruning of Amenity Trees;* (c) tree surgery is carried out on vegetation damaged as a result of the development; and (d) any significant vegetation that is inadvertently removed and/or damaged is replaced with mature planting. **S3.3** Vegetation of cultural significance identified in the **Cultural Heritage and Character Areas Code** is retained.
Planting Design	
O4 Planting design positively contributes to the amenity of the development and to the diverse subtropical character and ecology of Caloundra City.	**S4.1*** Landscaping incorporates a planting design which: (a) provides for a framework of predominantly endemic native speices (refer to Table 11.A – Preferred Plant Species of the **Landscape Planning Scheme Policy**); and (b) avoids plant species that are: (i) identified environmental weeds as listed in Table 11.B - Environmental Weeds of the **Landscaping Planning Scheme Policy**; or (ii) "Declared Plants" under the *Land Protection (Pest and Stock Route Management) Act 2002*; or (iii) poisonous plants (as listed in Table 11.C – Poisonous Plants to People of the **Landscaping Planning Scheme Policy**) in public areas, excluding the native/endemic species for significant vegetation areas to be retained, and/or Bushland Reserves or Conservation Parks.
Site Drainage and Stability	
O5 Landscape design incorporates measures to: (a) minimise impact upon stormwater flow; (b) maximise stormwater harvesting; (c) sensitively integrate drainage; and (d) maximise landform and soil stability.	**S5.1*** Areas of the site are drained through the provision and/or treatment of swales, spoon drains, field gullies, subsurface drainage and stormwater connections. **S5.2*** Landscape works do not restrict the flow of water along overland flow paths. **S5.3*** The opportunities for water infiltration on site are maximised by: (a) draining portions of hard surfaced areas to permeable surfaces; (b) maximising areas of turf, garden beds and pervious paving types; (c) minimising the area of impervious surface finishes on the site; and (d) providing permeable surface treatments for spill-over car parking areas.

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Specific Outcomes[2]	Acceptable Solunitions for self-assessable development* and Probable Solutions for assessable development
	S5.4* Sediments and chemicals are prevented from entering the stormwater system. **S5.5*** Drainage lines and water courses incorporate natural features and materials to create a natural appearance and where possible rehabilitate degraded areas. **S5.6*** Works have regard to site stability within steep areas (particularly for slopes steeper than 1 in 4), foreshore zones and riparian zones.
General Landscape Principles	
O6 Landscape design enhances the day-to-day function, operation and appearance of the development.	**S6.1** Landscaping assists in integrating pedestrian circulation, car parking areas, driveways and roadways within the development by: (a) highlighting entry points and enhancing way-finding within the development; (b) distinguishing private driveways from public roads through the use of paving treatments and landscaping; and (c) incorporating street trees and planting along newly created roadways. **S6.2** Useable and well designed landscape and recreation areas are provided and: (a) are suitably located away from incompatible uses and site elements; (b) have a minimum of half the landscape and recreation area covered by soft landscaping (turf and planting areas); and (c) are within public parkland and adequate spaces are provided for active and passive recreation activities in accordance with the *Caloundra City Open Space Strategy*.
O7 Landscaping design: (a) improves amenity by enhancing the visual presentation of the development and screening undesirable features or incompatible uses; and (b) respects, frames and creates pleasant views, vistas, landmarks and places of significance.	**S7.1** Landscaping includes required elements identified in the applicable Planning Area Code or Structure Plan Area Code **S7.2** Landscaped areas along and/or near retaining walls, long unbroken walls, blank walls, service areas, car parking areas and recreational areas comprise a combination of trees, shrubs and groundcovers.  Landscape screening of undesirable features. **S7.3** Landscape design respects natural landform and aesthetics by minimising earth cuts, filling and mounding and incorporating attractive natural features. **S7.4** A unified landscaping theme is provided throughout the development.

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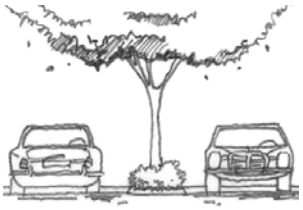
Specific Outcomes[2]		Acceptable Solunitions for self-assessable development* and Probable Solutions for assessable development	
		S7.5	For residential development (other than detached house) landscape areas within and along the boundaries of the site enhance local character and the amenity of the development and comprise: (a) a minimum of one tree (including shade trees) every 6 metres; (b) screening shrubs to the front of blank walls or undesirable features capable of growing to a suitable height; and (c) low shrubs and ground covers to allow for complete coverage of unsealed ground.
		S7.6	For non-residential development, the landscaping along site boundaries screens incompatible activities by: (a) including large trees that achieve a canopy spread at maturity over a minimum of 40% of the site boundary length; (b) ensuring that a minimum of 25% of all trees will grow to a size above the height of the eaves of the building; (c) providing spreading trees and shrubs in all landscape areas; and (d) providing a minimum 5 metre wide landscaped buffer along the interface boundary to create a visual screen where the development abuts residential areas, or a landscape buffer width nominated in an applicable Planning Area Code.
		S7.7	Landscaping for tall buildings (exceeding 3 storeys in height) includes vertical landscaping on balconies and rooftops that creates attractive building facades.
		S7.8	Carparks and car parking structures are landscaped to provide shade and visual relief with surface carparks provided with one canopy tree (with mulched surround and groundcovers) for every 6 car parking spaces.  Provision of shade trees in surface carparks.
O8	Landscaping creates privacy between adjoining and overlooking residences, units and balconies.	**S8.1***	The landscape maintains privacy through the use of well located dense planting and/or screen fencing.
O9	Acoustic barriers, retaining walls, solid walls and fences along road frontages and within the development are visually softened and screened.	**S9.1**	Recessed areas, at least 1.2 metres deep, are provided at regular intervals over a minimum of 25% of the length of the fence or wall.
		S9.2	All planting and recessed areas are located within the site.

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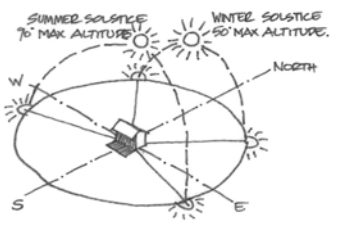
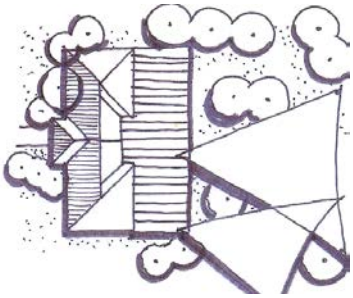
Specific Outcomes[2]	Acceptable Solunitions for self-assessable development* and Probable Solutions for assessable development
	S9.3 Combined trees, shrubs and ground covers are planted within the recesses. **S9.4** Retaining walls are terraced and incorporate soft landscaping (e.g. stepped at least every 1.5 metres with level landscaped areas between rising walls).
Streetscape Continuity	
O10 Landscaping contributes to the continuity and character of existing and proposed streetscapes.	**S10.1** Fences, walls and landscaped frontages complement existing boundary treatments in the street in terms of scale and design.  Continuous scale of buildings, fences and planting. **S10.2** Trees of a suitable growth, form and stature are provided to contribute to the existing tree line, skyline or backdrop effect created by existing vegetation in the locality. **S10.3** Street trees and frontage planting are of an appropriate scale relative to both street reserve width and proposed building bulk. **S10.4** Street trees are consistent with and complement the existing or proposed streetscape (refer to *Caloundra City Street Tree and Planting Design Guidelines*) and/or any environmental values. **S10.5** Landscape design and street tree planting contribute to reinforcing desired traffic speeds and driver behaviour. **S10.6** Entrance features reflect a local character that features vegetation rather than built forms and that integrates with an overall landscape theme. **S10.7** Streetscape treatments are consistent with the applicable Planning Area Code, Structure Plan Area Code or any relevant Urban Design or Streetscape Master Plan.
Energy Efficient Design	
O11 The landscape assists in microclimate management and energy conservation.	**S11.1** Landscaping is located to keep summer sunshine (particularly western sun) off walls, windows, roofs and paved external areas. 

Part 9

Specific Outcomes[2]	Acceptable Solunitions for self-assessable development* and Probable Solutions for assessable development
	S11.2 Landscaping allows access of winter sun to living areas, north facing windows and to public areas (including north-east winter morning sun).  Landscaping controls degree of solar access **S11.3** Landscaping, fences and walls allow exposure of living and public areas to prevailing north-east to southerly summer breezes and minimises exposure to prevailing west to south-west winter winds. **S11.4** Landscaping does not shade solar collectors during the middle 6 hours of the day.
Provision of Shade	
O12 Protective shade is provided for external spaces within the development and any associated public areas.	**S12.1** The quantities and types of built and/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. **S12.2** A minimum of one shade tree is planted for every 8 metres of pathway, and at every sixth car parking space. **S12.3** Constructed shade (awnings, pergolas, sunshades) and natural shade (vegetation and shade trees) provide protective shade in outdoor areas of the site. **S12.4** Constructed shade combined with natural shade is provided for all children play spaces and public BBQs.  Constructed shade over external play areas in a child care centre **S12.5** Where natural shade is provided it includes suitable shade trees with a wide spreading and dense leaf canopy.
Access, Safety and Security	
O13 Landscaping enhances access and personal safety and incorporates Crime Prevention Through Environmental Design (CPTED) principles.	**S13.1*** Pedestrian surfaces are slip-resistant, stable and trafficable in all weathers.

Part 9

Specific Outcomes[2]	Acceptable Solunitions for self-assessable development* and Probable Solutions for assessable development
	S13.2 Landscape design provides access in accordance with *AS1428: Design for Access and Mobility*.
	S13.3 Landscaping defines territory and ownership of public, common, semi-private and private space, and does not create ambiguous spaces adjacent to areas with security issues (such as public toilets and ATMs).
	S13.4 Landscaping enables passive surveillance into, and visibility within, communal recreational spaces, childrens playgrounds, pathways and carparks.
	S13.5 Trees with a minimum 1.8 metres of clear trunk and groundcovers a maximum of 0.3 metres in height are located near pathways, entries, parking areas, street corners, street lighting and driveways.
	S13.6 The use of dense shrubby vegetation over 1.5 metres in height is minimised along street frontages and adjacent to open space areas.
	S13.7 Security and pathway level lighting is provided to site entries, driveways, parking areas, building entries and pedestrian pathways.
Landscape Buffers	
O14 Appropriately designed landscape buffers are provided between incompatible uses for visual screening and acoustic attenuation purposes.	**S14.1** Where landscaped buffer strips are required by an applicable code in the Planning Scheme: (a) landscaped mounding, dense screen planting, high quality screen fences and/or trellises are provided; (b) screen planting includes planting which is dense and has foliage which extends to the ground; (c) multiple tiers of low dense plants and high branching taller trees are used to screen larger objects; and (d) planting for landscape buffer areas is at minimum densities as follows: Large Trees 8 metre centres Small Trees 3 metre centres Shrubs 1.5 metre centres Groundcovers 0.5-1metre centres.
O15 Landscaped buffers are provided to: (a) maximise the separation of potentially incompatible land uses from residential locations; and (b) improve the visual appearance of the proposed development.	**S15.1** ***Agricultural Buffers*** Where required by an applicable code in the Planning Scheme, buffers are provided in accordance with the State Government Guideline – *Separating Agricultural and Residential Land Uses*. **S15.2** ***Industrial/Business and Commercial Buffers*** Where not otherwise specified by another applicable code in the Planning Scheme a 10 metre wide landscape buffer is provided, except where alternative measures, including high quality screen fences and acoustic barriers, allow the setback to be reduced.

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Specific Outcomes[2]	Acceptable Solunitions for self-assessable development* and Probable Solutions for assessable development
	S15.3 ***Buffers adjacent to Heavily Trafficked Roads, North Coast Railway or Other Transport Routes*** Where not otherwise specified by a Structure Plan Area Code or another applicable code in the Planning Scheme, a site adjoining heavily trafficked roads or the North Coast Railway provides: (a) a 60 metre wide buffer unless particular site circumstances (such as topography) mean that a lesser width would achieve the same level of acoustics and visual buffering; **OR** (b) acoustic reduction and visual screening through either: (i) a graded 3 metre high earth mound with suitably dense planting; or (ii) a graded 1.5 metre high earth mound with dense planting and a suitably high acoustic fence of a high quality design and construction; and (iii) with a minimum 15 metres width of dense planting comprising trees, shrubs and groundcovers; and (iv) with up to 5 metres width of dense planting comprising trees, shrubs and groundcovers within private lots. (c) landscaping is in accordance with *The Road Landscape Manual* (Department of Main Roads). *Note:* *Heavily trafficked roads include the following:* *Major Arterial Road* *Arterial Road* *Sub Arterial Road* *Proposed Bells Creek Arterial* *Proposed Multi-Modal Transport Corridor* *Proposed CAMCOS Transport Corridor* *Scenic Routes* **S15.4** ***Buffers for Environmental Purposes*** Landscaping on a site adjoining an area of significant vegetation or the Open Space Conservation and Waterways Precinct or the Non-urban Open Space Precinct (where in a Structure Plan Area), comprises plant species common to the adjacent habitat, rehabilitation or landscape enhancement area and demonstrates compliance with the *Ecological Planting* specific outcomes (O16 and O17). **S15.5** ***Waterway and Wetland Buffers***

Specific Outcomes[2]	Acceptable Solunitions for self-assessable development* and Probable Solutions for assessable development
	Where the site contains or adjoins land subject to the Natural Waterways and Wetlands Code (as identified on the applicable Planning Area Overlay Map): (a) landscaping complies with distances specified in Probable Solution S1.2 of the **Natural Waterways and Wetland Code;** and (b) includes retention of existing native plant species and planting of additional local native plant species suited to the site. **S15.6** ***Scenic Route Buffers*** Where the site adjoins or is within 100 metres of a scenic route (as identified on the applicable Planning Area Overlay Map): (a) landscaping contributes to the integrity of the scenic route by sensitively buffering new development, framing significant views and ensuring continuity of the existing streetscape and the character of the locality and as specified in the **Visual Management Code**; and (b) landscaping is in accordance with *The Road Landscape Manual* (Department of Main Roads). **S15.7** ***Mounding*** Where earth mounds are incorporated as buffers they: (a) are planted with species which are local native species except where ambient pollution levels warrant the use of higher pollution tolerant species; (b) are located entirely within the subject site and maintained by the property owner; and (c) ensure no adverse flooding or stormwater drainage implications result either on the site or on adjoining sites.
Ecological Planting	
O16 The ecological values of a site or adjoining sites are enhanced by landscaping.	**S16.1** Landscape buffering is provided to the edges of any significant vegetation on or adjacent to the site. **S16.2** Plant species are local native species compatible with any ecological values and soil stabilisation requirements.
O17 The landscape design and planting for revegetation or ecological regeneration purposes reflect all stages of landscape regeneration to ensure balanced ground covers and mature plantings are achieved.	**S17.1** In early stages of growth, quick growing shrubs and groundcovers cover the area until slower growing and longer lived plants reach an advanced stage of growth. **S17.2** As the landscaping matures, faster growing short lived plants will be replaced with a maturing overstorey, which supports and protects the evolving understorey plantings.

Specific Outcomes[2]		Acceptable Solunitions for self-assessable development* and Probable Solutions for assessable development	
Vacant Sites			
O18	Where land is vacant or cleared it does not create an undesirable appearance.	**S18.1**	Where land or part of a development site is vacant or cleared for 3 months or more: (a) the site is turfed and landscaped with perimeter planting consisting of advanced specimens of fast growing species; (b) drainage is provided to prevent ponding; and (c) the site is appropriately secured for the period of the vacancy.

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9.8 Nuisance Code

9.8.1 Overall Outcomes

(1) The Overall Outcomes are the purpose of the Nuisance Code.

(2) The Overall Outcomes sought for the Nuisance Code are as follows:

(a) the location, design, construction and operation of development maintains suitable levels of amenity and environmental performance by:
  (i) not imposing unacceptable noise, light or odour emissions on nearby development; and
  (ii) not being subject to unacceptable imissions from nearby development; and

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

9.8.2 Assessment Guidance – Explanation of Key Terms

"commercial place" *has the meaning given in the Environmental Protection (Noise) Policy 1997.*

"environmental nuisance" *has the meaning given in the Environmental Protection Act 1994 and the Environmental Protection Regulation 1998.*

"noise sensitive place" *has the meaning given in the Environmental Protection (Noise) Policy 1997.*

"noise sensitive development" *means a defined use included in the residential use class or community use class, or land in the Residential Precinct Class or Emerging Community Precinct or in a Residential Precinct or Community Purpose Precinct (where in a Master Planned Area)*

9.8.3 Specific Outcomes

Specific Outcomes[1]		Probable Solutions	
Road Traffic Noise			
O1	Noise sensitive development located adjacent to a Major Arterial, Arterial, Sub-Arterial or Trunk Collector Road is not subject to road traffic noise in excess of recognised acceptable limits. *Note:* **Maps 9.1** *and* **9.2** *(Caloundra City 2011 Functional Road Hierarchy) contained in the Parking and Access Code identify the above elements of the road hierarchy.*	**S1.1**	Development achieves compliance with the planning levels specified in Schedule 1 of the *Environmental Protection (Noise) Policy 1997* and the *Code of Practice for the Management of Road Traffic Noise* (Department of Main Roads, 2000).
O2	Mitigation measures incorporated into noise sensitive development to ameliorate road traffic noise achieves appropriate internal and external noise levels.	**S2.1**	Development complies with the "satisfactory" internal noise levels specified in *AS 2107: 2000, Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors*. *Note:* *Where possible, mitigation measures should use appropriate building orientation, layout and design features to achieve appropriate internal noise levels.*

[1] The Nuisance Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes[1]		Probable Solutions	
		S2.2	For development where building orientation or layout cannot be optimised to mitigate road traffic noise, acoustic mitigation measures are determined in accordance with *AS 3671: 1989, Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction*.
		S2.3	Mitigation solutions for external noise are in accordance with the *Code of Practice for the Management of Road Traffic Noise* (Department of Main Roads, 2000).
O3	Road traffic noise resulting from new or altered roads is within recognised acceptable limits for existing or planned residential development.	**S3.1**	The proposal achieves compliance with the planning levels specified in Schedule 1 of the *Environmental Protection (Noise) Policy 1997* and the *Code of Practice for the Management of Road Traffic Noise* (Department of Main Roads, 2000).
Noise and Vibration from Transit Corridors			
O4	Noise sensitive development within 100 metres of an existing or planned railway or transit corridor is sited and designed to ensure that development is not subject to railway noise in excess of recognised acceptable limits.	**S4.1**	Where located in a Rural Planning Area noise sensitive development for material change of use or reconfiguring a lot is not located within 100 metres of a railway noise affected area.
		S4.2	Where located in a Township Planning Area, in the Caloundra West, Caloundra South or Kawana Waters Planning Areas or in a Master Planned Area, noise sensitive development for material change of use or reconfiguring a lot meets internal and external noise criteria. Internal design noise criteria includes the average maximum sound pressure levels of train passby events between 10pm and 6am not exceeding 50dB(A) (applied only to bedrooms of dwelling units.) External design noise criteria includes: (a) 65dB(A), assessed as the 24 hour average equivalent continuous A-weighted sound pressure level; and (b) 87dB(A), assessed as a single event maximum sound pressure level. These can be achieved through: (a) Building is designed and orientated to reduce infiltration of noise by: (i) locating rooms most sensitive to noise (e.g. bedrooms and living rooms) furthermost from the noise source; and (ii) reducing area covered by openings (e.g. windows and doors) in walls facing the noise source and having sill heights of windows 1.5 metres above floor level. **AND/OR** (b) New Development uses acceptable noise attenuation measures (such as earth mounds and fences) between the noise

Specific Outcomes[1]		Probable Solutions	
			source and the noise sensitive place.
O5	Rail noise and vibration resulting from new or altered railway lines is within recognised acceptable limits for existing or planned noise sensitive development.	**S5.1**	The proposal achieves compliance with the planning levels specified in Schedule 1 of the *Environmental Protection (Noise) Policy 1997*.
		S5.2	Measured or predicted vibration levels at the nearest noise sensitive development comply with *AS 2670.2: 1990, Evaluation of Human Exposure to Whole Body Vibration, Part 2: Continuous and Shock Induced Vibration in Buildings (1 to 80 Hz)*.
Noise Amenity[2]			
O6	For development which includes: (a) industrial plant – fixed or mobile; (b) commercial plant – airconditioning, refrigeration, deliveries, waste storage and collection; or (c) residential airconditioning; and where there is a potential for: (a) noise emissions to affect existing (or proposed) potentially noise sensitive development; or (b) noise imissions from existing development to adversely affect a proposed potentially noise sensitive development; a satisfactory level of amenity is achieved.	**S6.1**	Development complies with **Table 9.6 (Noise Impact Assessment Criteria)** at all nearby and adjacent noise sensitive places. **OR** Where the noise levels specified in Table 9.6 cannot be achieved, mitigation measures are adopted to achieve an appropriate degree of acoustic amenity at the affected sensitive place. Such measures, in order of preference, include one or more of the following: (a) reduction of source noise levels to prevent the impact occurring (this includes provision of additional sound insulation to the building housing the noise source); (b) redesign of building layouts and orientation to maximise buffer distances and noise shielding; (c) provision of noise barriers to provide noise reductions to external and internal spaces; and (d) acoustic treatment of buildings to achieve the "satisfactory" design sound levels for internal occupancies as specified in *AS 2107:2000 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors*.
O7	A satisfactory level of amenity is achieved for external recreation areas of noise sensitive development. *Note:* *Specific Outcome O7 will not be met if significant increases (more than 3dB(A)) over and above pre-existing noise levels occur post development.*	**S7.1**	For private or communal open space, including gardens and balconies, the LAeq averaged over a 24 hour period complies with the 55 dB(A) acoustic quality objective specified in the *Environmental Protection (Noise) Policy 1997*. The maximum 1-hour LAeq should not exceed 60 dB(A) in outdoor recreation areas.
Live Entertainment, Amplified Music and Voices			
O8	Development involving live entertainment or amplified music and voices maintains a satisfactory level of amenity for surrounding noise sensitive development.	**S8.1**	The sound pressure level generated by L_{oct10} in a full octave band with centre frequencies from 63 kHz to 2 kHz does not exceed the background L_{oct90} by more than 8 dB in 1 or more octave band frequencies when measured at the boundary of the noise sensitive development.

[2] The Council will take the order of occupancy of new and existing noise sources into consideration in implementing Specific Outcomes O6 and O7. The intent of these Specific Outcomes is not to require existing lawful industrial and business and commercial uses to control noise emissions in response to encroachment by new noise sensitive development.

Specific Outcomes[1]		Probable Solutions	
Odour			
O9	Odour emissions or imissions do not cause environmental nuisance either in the surroundings of proposed development (odour emission) or at the proposed development (imission).	**S9.1**	No probable solution prescribed.
Dust and Particulates			
O10	Dust and particulate emissions or imissions do not cause environmental nuisance either in the surroundings of proposed development (emission) or at the proposed development (imission).	**S10.1**	No probable solution prescribed.
Lighting			
O11	Where development has the potential to cause a loss of amenity as a result of light spillage, lighting devices are suitably designed and installed to: (a) minimise light spillage on neighbouring premises; (b) preserve an acceptable degree of lighting amenity at the neighbouring premises; (c) provide covers or shading around lights; (d) direct lights downwards; (e) position lights away from possibly affected areas; and (f) enable brightness of lights to be adjusted to low levels.	**S11.1**	No probable solution prescribed.
O12	Carparks and pedestrian walkway lighting is designed to mitigate amenity impacts.	**S12.1** **S12.2**	Lighting levels are in accordance with *AS1158.3.1:1999: Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements*. In achieving S12.1, *AS4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting* is also met.

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Table 9.6 Noise Impact Assessment Criteria

Time	Noise Sensitive Place	Commercial Place
7 am – 6 pm	$L_{Amax,adj} <= L_{Abg} + 5$ dB	$L_{Amax,adj} <= L_{Abg} + 10$ dB
6 pm – 10 pm	$L_{Amax,adj} <= L_{Abg} + 5$ dB	$L_{Amax,adj} <= L_{Abg} + 10$ dB
10 pm – 7 am	$L_{Amax,adj} <= + 3$ dB	$L_{Amax,adj} <= L_{Abg} + 8$ dB
10 pm – 7 am (sleep disturbance criteria)	The FICAN 1997 sleep threshold of 5% awakenings must be complied with. The sleep disturbance curve is represented by the following equation: Percentage awakenings = $0.0087 \times (L_{Abg} - 30)^{179}$	n/a

Notes

(a) *L_{Abg} is the minimum average background sound pressure level for the time period nominated.*

(b) *$L_{Amax,adj,T}$ is the maximum 15-minute adjusted sound pressure level for the time period nominated from the noise source of interest.*

(c) *Refer to the definitions presented in the Noise Measurement Manual (Environmental Protection Agency 2000) for further details.*

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9.9 Reconfiguring a Lot Code[1]

9.9.1 Overall Outcomes

(1) The Overall Outcomes are the purpose of the Reconfiguring a Lot Code.

(2) The Overall Outcomes sought for the Reconfiguring a Lot Code are that lot reconfiguration results in well designed development where:

(a) lots are of suitable size and dimensions for their intended purpose;
(b) lots are provided with safe and appropriate access;
(c) the size, dimension and layout of lots is consistent with the Planning Area Overall Outcomes and Specific Outcomes for the Planning Area or Master Planned Area in which the development is located;
(d) lot layout has due regard to the geographical constraints, identified hazards, and environmental management issues applicable to the subject site;
(e) a range of lot sizes are provided to meet the life cycle needs of the community;
(f) infrastructure is provided to meet the anticipated needs of future land use activities and the reasonable expectations of the community;
(g) effective and efficient open space and transport linkages are provided; and
(h) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

9.9.2 Assessment Guidance: Explanation of Key Terms

"access strip" *means that part of a lot which is used solely for the provision of access, and/or service connections as required, to a building on the lot.*

"buffer" *means an area of land required for the purpose of public health, amenity or protection purposes, through maintenance of separation distances between differing land uses, or from arterial roads or other transport corridors or natural protection areas.*

"esplanade" *means a strip of land along the frontage of the ocean or any watercourse dedicated for open space purposes.*

"irregular lot" *means a lot which is not rectangular in shape.*

"open space" *means land required for recreational, ecological, amenity and/or property protection purposes, including any associated park, buffer or esplanade.*

"park" *means an area of land required for public recreation, amenity or ecological purposes, including links between park and other public spaces, provided these links are of sufficient size and shape to serve more than simply for access. The term does not include land which:*

(a) *is erosion prone as defined by the Beach Protection Authority;*
(b) *lies below the 20 year ARI flood level of a watercourse, other than a permanent water body which is part of the park;*
(c) *is part of an escarpment or has a natural slope in excess of 25%;*
(d) *is required for buffer or esplanade;*
(e) *is required principally for drainage purposes;*
(f) *is required principally for bikeways and/or pedestrian paths;*
(g) *is within a road reserve;*
(h) *is listed as a contaminated site;*
(i) *is required for or contains an above ground utility installation such as sewerage pump station, transformer, or high voltage power lines; or*
(j) *is required as an easement over sewerage/water lines or other underground utilities.*

[1] The Palmview Structure Plan Area Code includes additional requirements for reconfiguring a lot applicable to development in the Palmview Master Planned Area

"rear lot" *means a lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.*

9.9.3 Specific Outcomes

Specific Outcomes[1]		Probable Solutions	
Lot Layout, Sizes and Dimensions			
O1	Lot and street layout provides neighbourhoods with a strong and positive sense of identity by: (a) responding to geographic constraints, site characteristics, setting, landmarks, places of cultural heritage significance and views; and (b) providing clear and legible street and open space networks.	**S1.1**	The layout of the subdivision: (a) incorporates a street system which provides for safe and efficient vehicular, pedestrian and cyclist movement; and (b) provides for open space and park in accordance with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan) and the *Caloundra City Open Space Strategy* or a Structure Plan and the terms of an Infrastructure Arrangement applicable to a Structure Plan. *Note:* *Part 7 (Overlay Codes) sets out requirements in relation to the constraints applicable to land as identified on the Planning Area Overlay Maps in Part 4 (Development in Planning Areas).* *Section 9.11 (Structure Planning Code) sets out requirements for development on land subject to the Structure Planning Code.* *Section 9.12 (Parking and Access Code) sets out the requirements for street network design.* *Part 12 (Palmview Structure Plan) sets out area specific development requirements for the layout of subdivision in the Palmview Master Planned Area.*
O2	Lot size and dimensions: (a) are consistent with the Overall Outcomes and Specific Outcomes in the applicable Planning Area Code or Structure Plan Area Code; (b) provide for suitable building envelopes and safe vehicular and pedestrian access without the necessity for major earthworks and major retaining walls; (c) are based on an efficient use of land and dimensioned to provide sufficient area for usable open space; (d) protect site attributes, such as significant vegetation and views; (e) take account of and respond sensitively to site constraints or risks such as steep slope, slope instability, bushfire and flooding; and (f) are in keeping with the character of surrounding development.	**S2.1**	Unless otherwise specified in the applicable Planning Area Code or Structure Plan Area Code, the minimum lot size complies with Column II of **Table 9.7 (Minimum Lot Size and Dimensions).**
		S2.2	Lots contain a minimum square or rectangular area and minimum frontage in accordance with Columns III and IV of **Table 9.7 (Minimum Lot Size and Dimensions).**
		S2.3	Lots contain an area at least 0.5 metres above the calculated 100 year ARI flood level that complies with the following: (a) in the Low Density Residential, Township Residential and Multi Unit Residential Precincts or in the Mixed Density Residential Precinct or Medium Density Residential Precinct (where in a Master Planned Area), is in accordance with Column II of **Table 9.7 (Minimum Lot Size and Dimensions);**

[1] The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

<table>
<tr><th colspan="2">Specific Outcomes[1]</th><th>Probable Solutions</th></tr>
<tr><td colspan="2"></td><td>(b) in the Rural Residential Settlement Precinct, a single area of at least 1,000m^2 being generally rectangular and having a minimum dimension of 30 metres;
(c) in the Rural Precinct, a single area of at least 3,000m^2;and
(d) in the Business Centre and Industry Precinct Classes or in an Activity Centre Precinct or an Industry and Enterprise Area Precinct (where in a Master Planned Area), is in accordance with Column II of Table 9.7 (Minimum Lot Size and Dimensions).

S2.4 For steep land (containing slopes of 1 in 5 or steeper) included in the Township Residential, Low Density Residential and Multi-Unit Residential Precincts, lots comply with the following minimum lot sizes, widths and development footprints:

<table>
<tr><th>Slope Exceeding</th><th>Minimum Lot Size</th><th>Minimum Width</th></tr>
<tr><td>1 in 5</td><td>1,000m^2</td><td>30 metres</td></tr>
<tr><td>1 in 4</td><td>1,500m^2</td><td>40 metres</td></tr>
<tr><td colspan="3">Minimum Development Footprints</td></tr>
<tr><td colspan="3">Each proposed lot contains at least 600m^2 of land no steeper than 1 in 6.</td></tr>
</table>

S2.5 For steep land (containing slopes of 1 in 5 or steeper) included in the Rural Residential Settlement Precinct, lots comply with the following minimum lot sizes, widths and development footprints:

<table>
<tr><th>Slope Exceeding</th><th>Minimum Lot Size</th><th>Minimum Width</th></tr>
<tr><td>1 in 5</td><td>8,000m^2</td><td>50 metres</td></tr>
<tr><td>1 in 4</td><td>9,000m^2</td><td>60 metres</td></tr>
<tr><td colspan="3">Minimum Development Footprints</td></tr>
<tr><td colspan="3">Each proposed lot contains at least 2,000m^2 of land no steeper than 1 in 6.</td></tr>
</table>

S2.6 Lots containing land subject to one or more of the following constraints:

(a) confirmed bushfire hazard area;
(b) erosion prone area;
(c) place of cultural heritage significance;
(d) land below the 100 year ARI flood level;
(e) significant vegetation;
(f) a natural waterway or wetland; or
(g) unstable land;

contain a building envelope marked on the Plan of Development that demonstrates that there is an area sufficient to accommodate the intended purpose of the proposed subdivision that is not subject to the constraint.</td></tr>
<tr><td>O3</td><td>Rear lots are designed to achieve optimum design outcomes for users and adjoining properties having regard to:

(a) noise impacts;
(b) accessibility;
(c) visual impacts; and</td><td>S3.1 Rear lots are designed so that:

the minimum area of a rear lot, exclusive of an access strip, complies with Column II of Table 9.7 (Minimum Lot Size and Dimensions);</td></tr>
</table>

[1] The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes[1]		Probable Solutions	
	(d) habitat and biodiversity impacts.		(b) the gradient of the access strip does not exceed 20% if sealed and 10% if unsealed; (c) no more than four lots directly adjoin the rear lot (exclusive of the access strip), excluding lots that adjoin at one point; (d) where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided; (e) no more than two rear lots gain access from the head of a cul-de-sac; (f) no more than two rear lots and rear lot access strips directly adjoin each other; and (g) rear lot access strips comply with **Table 9.8(Access Strip Requirements for Rear Lots).**
O4	Irregular lots are provided only where: (a) the creation of regular lots is impractical such as at the head of a cul-de-sac or road curve; (b) reasonable access and visual exposure can be provided to minimise risk to the community; and (c) the irregular lot is demonstrably suitable for its intended purpose.	**S4.1**	Irregular lots: (a) fully contain a square or rectangle specified in Column III of **Table 9.7 (Minimum Lot Size and Dimensions)**; and (b) comply with **Table 9.9 (Minimum Frontage for Irregular Lots).**
Rearranging Boundaries			
O5	The rearranging of a boundary or boundaries: (a) does not result in the potential creation of additional lots; and (b) is an improvement on the existing situation.	**S5.1**	An improvement on the existing situation results when the dimensions of proposed lots comply more fully with **Table 9.7 (Minimum Lot Size and Dimensions),** and at least one of the following is achieved: (a) the rearrangement of lots will correct an existing boundary encroachment by a building or areas; (b) lots will become more regular in shape; (c) access is provided to a lot that previously had no access or an unsuitable access; and (d) the rearranged lots better meet the overall outcomes for the Precinct or Planning Area/Master Planned Area in which the site is situated.
Volumetric Subdivision			
O6	For Volumetric Subdivision, the subdivision of the space above or below the surface of the land facilitates efficient development in accordance with the Planning Scheme provisions relevant to the site.	**S6.1**	No probable solution is prescribed as each situation requires an individual approach.
Access Easements			
O7	The access easement: (a) is of adequate width; (b) is constructed to a standard appropriate to the situation; and (c) does not adversely affect neighbours.	**S7.1**	The easement complies with the dimensions set out in **Table 9.8 (Access Strip Requirements for Rear Lots).** *Note:* *Section 9.12 (Parking and Access Code) sets out requirements for transport, parking and access management.*
Transport Network and Access			
O8	The road network is developed in a manner that:	**S8.1**	The road network complies with the Caloundra City Functional Road Hierarchy

[1] The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes[1]		Probable Solutions	
	(a) accords with an appropriate hierarchy of roads in the locality; (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; (d) allows for unimpeded and practical access to each proposed lot; (e) accommodates or facilitates access to cycle and pedestrian pathways to promote non-vehicular transport modes; (f) facilitates a high standard of urban design; (g) provides for the operation of public transport; (h) integrates with existing roads and other relevant facilities within and external to the land to be subdivided; (i) provides for the construction and adequate drainage of all proposed roads, pathways, laneways and bikeways within and adjoining the land to be subdivided; (j) does not unreasonably adversely impact on existing traffic or the amenity of the surrounding environment; and (k) does not adversely impact on wildlife movement corridors.		contained in the **Parking and Access Code.** **S8.2** The local road network is designed and constructed in accordance with the **Development Design Planning Scheme Policy and the Planning Scheme Policy for the Palmview Structure Plan (where in the Palmview Master Planned Area)**. **S8.3** Lots have direct access onto a dedicated road or are connected to a dedicated road by an access which is above the calculated 5 year ARI flood level, the construction of which does not raise the flood levels on adjoining parcels of land or affect flood flows generally.
Infrastructure			
O9	Each lot has access to the following essential services: (a) reticulated water; (b) sewerage; (c) electricity; and (d) communications.	**S9.1**	Lots are connected, or can be connected at no cost to the Council, to reticulated water supply and sewerage, where included in any of the following precincts or precinct classes: (a) Emerging Community Precinct Class; (b) Residential Precinct Class; (c) Business Centre Precinct Class; (d) Industry Precinct Class; and (e) a Residential Precinct, Activity Centre Precinct, Industry and Enterprise Area Precinct or Community Purpose Precinct (where in a Master Planned Area)
		S9.2	In non-sewered areas, development is connected to an on-site effluent treatment and disposal system.
		S9.3	Reticulated water supply, sewerage, electricity and communications are provided. *Note:* *The Plumbing and Drainage Act 2003 sets out the requirements for on-site effluent disposal.* *Section 9.3 (Civil Works Code) sets out requirements for civil works.* *The Priroity Infrastructure Plan in Part 10 (Priority Infrastructure Plan) sets out the desired standards of service and plans for trunk infrastructure for the local government's trunk infrastructure networks.*
O10	Services are provided which: (a) minimise impact on the amenity and biodiversity of the local area;	**S10.1**	Underground electricity is provided where the subdivision: (a) involves the creation of 5 or more lots in the Residential, Business Centre or

[1] The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes[1]		Probable Solutions	
	(b) can be easily accessed and maintained with minimal disruption; and (c) will not result in an unreasonable hazard or risk to the community.		(b) Industry Precinct Classes; or (c) the creation of any new lot in a Master Planned Area; or (d) involves opening of a new road or the provision of an accessway within the common area of a Community Title Subdivision. *Note:* *Section 9.3 (Civil Works Code) sets out requirements for civil works.*
Infrastructre Capacity			
O11	Infrastructure is capable of meeting the increased demand upon: (a) bike lane, pathway and footpath infrastructure; (b) community facilities; (c) open space; (d) public transport infrastructure; (e) stormwater and flooding infrastructure; (f) water supply and sewerage services; and (g) road network infrastructure, resulting from an increase in development density.	**S11.1**	Except where otherwise provided for by a Structure Plan and the terms of an Infrastructure Arrangement applicable to a Structure Plan, Infrastructure contributions are made in accordance with the applicable infrastructure charging instrument.
Design Standards and Drainage			
O12	Works are designed and constructed consistent with a common set of best practice standards.	**S12.1**	Works are undertaken in accordance with the **Development Design Planning Scheme Policy and the Palmview Structure Plan Planning Scheme Policy (where in the Palmview Master Planned Area)**. *Note:* *Section 9.3 (Civil Works Code) sets out requirements for civil works.*
O13	Effective drainage of lots and roads has regard to: (a) maintaining pre-existing or natural flow regime; (b) effective management of stormwater quality and quantity; and (c) ensuring no adverse impacts on receiving waters and the surrounding environment.	**S13.1**	No probable solution prescribed. *Note:* *Section 9.10 (Stormwater Management Code) sets out requirements for stormwater quality management.*

Part 9

[1] The Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes[1]		Probable Solutions	
Open Space and Access Links			
O14	Open space is provided which: (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; (b) provides well distributed public open spaces that contribute 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) facilitates appropriate measures for stormwater and flood management; (f) facilitates the retention of significant vegetation, wetlands and waterways and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features; and (g) is cost effective to maintain.	**S14.1**	Except where otherwise provided for by a Structure Plan and the terms of an Infrastructure Arrangement applicable to a Structure Plan, Open space is provided in accordance with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
O15	The location and design of parks and open space is of a high design standard and includes: (a) buffers between different land use activities to minimise impact and contribute to the local amenity; (b) landscaping of drainage easements and reserves; (c) vegetation linkages to improve local biodiversity and to limit maintenance costs; (d) erosion mitigation; (e) pedestrian and bicycle linkages between proposed lots and the park system by the safest and most direct route; (f) legal and practical access to parks (for maintenance vehicles and pedestrians); (g) dedication of parks in the early stages of any subdivision; and (h) high amenity passive and/or active open space to meet the needs of the community.	**S15.1**	The elements of the open space or parks: (a) comply with Crime Prevention Through Environmental Design (CPTED) Principles; and (b) identify direct access from a dedicated road to the park. *Note:* *Section 9.5 (Design for Safety Code) sets out requirements for design for safety.* *Section 9.7 (Landscaping Code) sets out requirements for landscaping*.
Esplanades			
O16	Reconfiguring of a lot adjacent to waterways provides a public access link, which is in addition to any park requirement.	**S16.1**	Except where otherwise provided for by a Structure Plan and the terms of an Infrastructure Arrangement applicable to a Structure Plan, an esplanade of at least 30 metres in width measured from the top of the bank is provided for land adjoining the following waterbodies: (a) Mooloolah River; (b) Stanley River; (c) Mary River; (d) Obi Obi Creek; (e) Bells Creek; (f) Coochin Creek; (g) Mellum Creek; (h) Coonowrin Creek; (i) Lamerough Creek; and (j) any other waterway identified on a Planning Area Overlay Map as being subject to the **Natural Waterways and Wetland Overlay**.
Density Bonuses for Environmental Protection			
O17	Land in the Rural Precinct Class may be eligible	**S17.1**	No probable solution prescribed.

Part 9

Specific Outcomes[1]	Probable Solutions
to be reconfigured into smaller lots than provided for in Table 9.7 (Minimum Lot Size and Dimensions) where: (a) a significant part of the land to be reconfigured has high habitat and biodiversity values which are to be protected as a result of the lot reconfiguring; (b) the areas to be protected are to be dedicated to Council or to the Crown for Environmental Protection purposes; and (c) the smaller lots proposed to be created will not adversely impact upon the rural character and amenity of the locality or result in a development outcome which is beyond the reasonable expectations of residents of the locality.	
Buffering	
O18 Additional lots are created in locations that: (a) are adequately buffered from potential adverse impacts on future users of the lots; (b) incorporate adequate buffers to separate the lots from potential adverse impacts on adjacent sensitive land; and do not create "reverse amenity" situations where the continued operation of existing uses is compromised by closer settlement nearby.	**S18.1** No lot less than 4 hectares is partly or wholly located within 500 metres of the full supply level of Lake Baroon or Ewen Maddock Dam. **S18.2** No part of any lot included in the Residential Precinct Class, the Emerging Community Precinct or the Rural Residential Settlement Precinct is located within the setback requirements from existing intensive rural uses contained in **Table 8.2 (Siting and Setback Requirements for Intensive Rural Uses)** of the **Intensive Rural Uses Code.** **S18.3** Where located adjacent to good quality agricultural land, setbacks for any part of a proposed lot included in the Residential Precinct Class, the Emerging Community Precinct or the Rural Residential Settlement Precinct comply with the buffer design criteria contained in Table 2 and other relevant design components of the *Planning Guidelines-Separating Agricultural and Residential Land Uses (DNR and DLGP, August 1997).* **S18.4** Lots included in the Residential Precinct Class, the Emerging Community Precinct or the Rural Residential Settlement Precinct: (a) can accommodate a minimum square or rectangle as specified in Column III of **Table 9.7 (Minimum Lot Size and Dimensions)** clear of a 6 metre road frontage setback and clear of any powerline easements; (b) are not located within 100 metres of an existing bulk supply transformer; (c) are not located within 60 metres of an existing zone transformer; (d) are not located within the 10 Odour Unit contour from any existing land use; and (e) are not located within areas subject to unacceptable noise, vibration, lighting or odour nuisance. *Note:* *Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour*

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Specific Outcomes		Probable Solutions	
			nuisance.
Biodiversity Lots			
O19	Lots are created in Caloundra City to protect lands supporting significant vegetation where the lots: (a) have a minimum site area of 4 hectares (b) have safe access for maintenance purposes; (c) contain an area for site maintenance; and (d) contain an area or areas for storage, camping, day visitors and on-site effluent disposal unless the site is too difficult to access for these purposes.	**S19.1**	No probable solution prescribed.

Specific Outcomes for Community Title Subdivision

Specific Outcomes		Probable Solutions	
Community Title Subdivision			
O20	Subdivision of land results in lots suited to their proposed use and demonstrating due regard to: (a) movement connections; (b) amenity; (c) environmental protection and enhancement; and (d) the characteristics of the Planning Area in which they are located.	**S20.1**	No probable solution prescribed. *Note:* *Section 9.12 (Parking and Access Code) sets out requirements in relation to transport, parking and access management.* *Part 6 (Planning Area Codes) sets out requirements applicable to land included in a particular Planning Area as identified on the Planning Area Precinct Maps in Part 4 (Development in Planning Areas).* *Part 7 (Overlay Codes) sets out requirements in relation to the constraints applicable to land as identified on the Planning Area Overlay Maps in Part 4 (Development in Planning Areas).*
O21	Common property provides adequate space for: (a) drying areas; (b) parking areas; (c) open space; (d) pedestrian and cyclist pavements; and (e) road pavements.	**S21.1**	No probable solution prescribed. *Note:* *Section 9.3 (Civil Works Code) sets out requirements for civil works.* *Section 9.7 (Landscaping Code) sets out requirements for landscaping.* *Section 9.12 (Parking and Access Code) sets out requirements in relation to transport, parking and access management.* *Part 6 (Planning Area Codes) sets out requirements applicable to land included in a particular Planning Area as identified on the Planning Area Precinct Maps in Part 4 Development in Planning Areas.* *Part 7 (Overlay Codes) sets out requirements in relation to the constraints applicable to land as identified on the Planning Area Overlay Maps in Part 4 (Development in Planning Areas).*
Utility Service Requirements			
O22	Lots and common property are adequately serviced with all necessary utility services.	**S22.1**	Suitable easements are identified and granted (at no cost to the Council) to contain all public utility service mains which traverse the site under the control of the Council.

Specific Outcomes		Probable Solutions	
Transport, Parking and Access			
O23	Adequate pedestrian, cycle and vehicle movement and car parking is provided.	**S23.1**	No probable solution prescribed. *Note:* *Section 9.12 (Parking and Access Code) sets out requirements for parking and access.*
Landscaping			
O24	The amenity of the land and the surrounding area is protected or enhanced through the provision of: (a) shade and shelter; (b) urban design elements; (c) landscape features; (d) usable open space; and (e) retention of existing native vegetation.	**S24.1**	Except for private landscaped courtyards, all landscaped open space, landscaped setbacks to frontages and buffer areas are included within common property.
Character and Density			
O25	The community title subdivision does not detract from the character of surrounding residential areas as the result of a density which is higher than other development in the Precinct on adjacent land.	**S25.1**	The community title subdivision is approved as part of or following approval of a Material Change of Use application.

Table 9.7 Minimum Lot Size and Dimensions [1]

Column I	Column II	Column III	Column IV
Precinct	Minimum Lot Size	Minimum Square or Rectangle (metres)	Minimum Frontage (metres)
Emerging Community [2]	10 hectares Unless a smaller lot size is specified on an approved Plan of Development or other current approval at commencement of the Planning Scheme	Not specified Unless otherwise specified on an approved Plan of Development or other current approval at commencement of the Planning Scheme	100 Unless otherwise specified on an approved Plan of Development or other current approval at commencement of the Planning Scheme
Low Density Residential	650 m^2	20 x 20	20
Township Residential	650 m^2	20 x 20	20
Multi Unit Residential [2]	800 m^2	20 x 30	20
Mixed Use Residential	1,000 m^2	20 x 40	20
Rural Residential Settlement	1 hectare	30 x 40	60
Business Centre Precinct Class	400 m^2	10 x 12	Not specified [3]
Low Impact Industry	2,000 m^2	25 x 30	25
Core Industry	4,000 m^2	30 x 40	30
Rural	40 hectares	Not specified [3]	250
Open Space – Park and Reserve	Not specified [3]	Not specified [3]	Not specified [3]
Open Space – Conservation and Waterways	Not specified [3]	Not specified [3]	Not specified [3]
Open Space – Sport and Recreation	Not specified [3]	Not specified [3]	Not specified [3]
All Precincts in the Palmview Master Planned Area	No new lots created except where provided for by the Palmview Structure Plan or an Approved Master Plan prepared in accordance with the Palmview Structure Plan	Not specified. Unless otherwise specified in an Approved Master Plan prepared in accordance with the Palmview Structure Plan.	Not specified. Unless otherwise specified in an Approved Master Plan prepared in accordance with the Palmview Structure Plan.
Community Uses	Not specified [3]	Not specified [3]	Not specified [3]

Notes:

[1] *Table 9.7 is to be read in conjunction with the other Specific Outcomes of this Code.*

[2] *In the Emerging Community and Multi Unit Residential Precincts, a lesser minimum lot size (down to a minimum of 300m^2), lesser minimum square or rectangle, and/or lesser frontage may be appropriate where a Plan of Development is prepared in accordance with the Queensland Residential Design Guidelines.*

[3] *Where Table 9.7 has not specified a minimum lot size (Column II), minimum square or rectangle (Column III) or minimum frontage (Column IV), the proposed lots satisfy the Specific Outcomes of the Reconfiguring a Lot Code.*

Table 9.8 Access Strip Requirements for Rear Lots

Precinct	Minimum width (metres)	Minimum driveway width (metres)	Common driveway combined minimum width (metres)	Maximum length of strip (metres)	Standard of construction
Township Residential, Low Density Residential, Multi Unit Residential and Mixed Use Residential	5	2.9	6	40	Sealed or concreted pavement
Rural Residential Settlement	6	2.9	6	60	Sealed or concreted pavement
Rural	10	4	10	80	All weather gravel pavement
All Precincts in the Palmview Master Planned Area	5	2.9	6	40	Sealed or concreted pavement

Table 9.9 Minimum Frontage for Irregular Lots

Precinct	Minimum Frontage[1] (metres)
Township Residential and Low Density Residential	10
Multi Unit Residential and Mixed Use Residential	15
Rural Residential Settlement	20
Regional Business Centre, District Business Centre, Local Business Centre and Specialist Retail Area	10
Low Impact Industry	20
Core Industry	25
Rural	20
All Precincts in the Palmview Master Planned Area	10

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[1] The minimum frontage for irregular lots is measured 6 metres in from the street frontage.

9.10 Stormwater Management Code[1]

9.10.1 Overall Outcomes

(1) The Overall Outcomes are the purpose of the Stormwater Management Code.

(2) The Overall Outcomes sought for the Stormwater Management Code are that development incorporates stormwater quality and quantity management systems which are planned, designed, constructed, implemented and maintained so that:

(a) stormwater originating from development is of such a quality that:
  (i) the environmental values of Caloundra City's waterways, wetlands, catchments and groundwaters are protected; and
  (ii) the natural water flow regime in waterways, wetlands and groundwaters is maintained to minimise the impact on flooding, contamination, erosion and scouring;
(b) development contributes to the protection and enhancement of the City's biodiversity and sensitive receiving environments and catchments;
(c) design of channel works as part of development maximises the use of "natural channel design" principles where possible to establish (for new channels) or enhance (for existing waterways) waterway corridors of the City's waterways and catchments;
(d) water flow is managed to reduce demand on potable water which may include options for water harvesting and potential reuse; and
(e) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

9.10.2 Specific Outcomes

Specific Outcomes[2 3]		Probable Solutions	
General			
O1	Development incorporates stormwater management systems which: (a) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (b) achieve specified water quality objectives; (c) minimise flooding; (d) maximise the use of natural channel design principles; (e) maximise community benefit; and (f) minimise risk to public safety.	**S1.1**	No probable solution prescribed.
Water Quality			
O2	The stormwater drainage system connects to a lawful point of discharge.	**S2.1**	No probable solution prescribed.
Waterways and Wetlands			
O3	Development does not obstruct the free passage of stormwater through a property.	**S3.1**	No probable solution prescribed.
O4	The pre-existing water regime in any natural waterway or wetland system within, adjacent, upstream or downstream of a development site is maintained and protected.	**S4.1**	No probable solution prescribed.
Erosion and Sediment Control			

[1] The Palmview Structure Plan Area Code includes additional requirements for stormwater infrastructure and integrated water cycle management applicable to development in the Palmview Master Planned Area.
[2] The Development Design Planning Scheme Policy provides guidance for the achievement of certain Specific Outcomes of this Code.
[3] The Planning Scheme Policy for the Palmview Structure Plan provides guidance for the achievement of certain Specific Outcomes of this Code as they relate to the Palmview Master Planned Area.

	Specific Outcomes[2 3]		Probable Solutions
O5	Development involving land disturbance does not cause erosion or allow sediments to leave a development site.	**S5.1**	No probable solution prescribed.
Detention and Retention			
O6	Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; and (c) where possible, provide for recreational use.	**S6.1**	No probable solution prescribed.

9.11 Structure Planning Code

Note:

1. *The Pelican Waters and Bell Vista Emerging Communities are subject to pre-existing approvals and agreements. Development within these communities is not subject to the Structure Planning Code.*
2. *The Palmview Master Planned Area is a declared master plan area and subject to the separate master planning process established by the Palmview Structure Plan. Development within this area is also not subject to the Structure Planning Code.*
3. *The Structure Planning Code relates only to 'local structure planning areas'.*

9.11.1 Overall Outcomes

(1) The Overall Outcomes are the purpose of the Structure Planning Code.

(2) The Overall Outcomes sought by the Structure Planning Code are as follows:

(a) successful communities that are cohesive, well designed, serviced and integrated with existing communities are created;
(b) newly emerging urban areas are integrated with existing urban areas, are well designed and promote a sense of character and community inclusion;
(c) infrastructure is provided to newly emerging urban areas in an efficient and timely manner;
(d) newly emerging urban areas have access to urban facilities and services by a range of transport modes, including walking, cycling, motor vehicle and public transport;
(e) the development of newly emerging urban areas is coordinated with the development of social infrastructure required to support the creation of strong and stable communities;
(f) a mix of housing types are provided to support the diverse and changing housing needs of the prospective community;
(g) new roads, bikeways and pedestrian paths in newly emerging urban areas are connected with the street pattern in existing developed areas in an efficient manner which does not adversely affect the amenity, access patterns or legibility of the existing areas;
(h) sporadic and premature creation of new lots is discouraged, particularly on small and isolated sites;
(i) guidance for landowners and residents is provided as to the type and location of future transport infrastructure and land uses within areas subject to the Structure Planning Code; and
(j) development is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan)

9.11.2 Assessment Guidance: Explanation of Key Terms

"local structure planning area" *means land shown in a Planning Area Code as being subject to the Structure Planning Code.*

9.11.3 Specific Outcomes

Specific Outcomes[1]		Probable Solutions	
O1	Development in a local structure planning area achieves the following: (a) appropriate address of geographical constraints; (b) protection of environmental and cultural heritage values; (c) integration with existing or approved development in the surrounding area;	**S1.1**	No probable solution prescribed.

[1] The Structure Planning Planning Scheme Policy provides guidance for the achievement of certain Specific Outcomes of this Code.

	Specific Outcomes[1]	Probable Solutions
	(d) provision of an indicative movement system for buses which demonstrates that at least 90% of all new residential dwellings are within 400 metres walking distance of possible bus routes; (e) provision for major stormwater flow paths through the site; (f) protection of floodplains; (g) protection of water quality; (h) provision for open space networks; (i) planning for community and commercial facilities including the identification of appropriate land required for community purposes; (j) provision of necessary physical infrastructure; and (k) a satisfactory level of amenity and safety for future residents.	
O2	The basic movement system (for pedestrians, cyclists and vehicles) provides satisfactory internal connectivity and links with surrounding development.	**S2.1** No probable solution prescribed.

[1] The Structure Planning Planning Scheme Policy provides guidance for the achievement of certain Specific Outcomes of this Code.

9.12 Parking and Access Code[1]

9.12.1 Overall Outcomes

(1) The Overall Outcomes are the purpose of the Parking and Access Code.

(2) The Overall Outcomes sought for the Parking and Access Code are as follows:

(a) development is consistent with the intentions of the strategic transport network and integrated to maximise accessibility and efficiency of movement;
(b) accessibility for all users is enhanced and the use of different modes of transport including walking, cycling and public transport is encouraged;
(c) the efficiency and safety of transport corridors is not adversely impacted upon;
(d) the amenity of nearby land uses is not diminished;
(e) on-site parking spaces and associated manoeuvring areas are designed to be safe, legible and convenient for pedestrian, cyclist and vehicle movements, and meet the reasonable requirements of the development activity;
(f) parking facilities are visually enhanced and do not adversely impact upon adjoining development;
(g) adequate provision for service vehicles is provided to meet the reasonable requirements of the development; and
(h) environmental harm or nuisance is avoided.

9.12.2 Assessment Guidance: Explanation of Key Terms

"strategic transport network" *means the hierarchy of roads and integrated bikeways, pedestrian paths, public transport facilities and the like.*

"travel mode" *means the method of travel including walking, cycling, public transport and private car.*

"vehicular traffic" *means private vehicles, public transport vehicles, service and delivery vehicles.*

9.12.3 Specific Outcomes

Specific Outcomes[1][2]		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Strategic Transport Network			
O1	Traffic generation is considered in a City-wide and localised context to ensure that development: (a) is consistent with Caloundra City's Road Hierarchy; and/or (b) includes measures to upgrade the network to meet the imposed demands; and/or (c) is located appropriately in relation to public transport facilities to encourage their use.	**S1.1**	Development makes provision for vehicular, cycle and pedestrian movement consistent with: (a) the Caloundra City 2011 Functional Road Hierarchy (**Maps 9.1 and 9.2**); (b) the Caloundra City Strategic Network of Pedestrian and Cyclist Links (**Maps 9.3 and 9.4**); (c) the Priority Infrastrucutre Plan in Part 10 (Priority Infrastructure Plan); (d) any relevant Streetscape or Urban Design Master Plan Planning Scheme Policy; and (e) the Strategic Transport Network section of the **Parking and Access Planning Scheme Policy**.
O2	Development with high traffic generating potential mitigates transport/land use impacts including measures to encourage use of travel	**S2.1**	The transport impacts of development with: hourly traffic movements/turnover exceeding the planned capacity of roads as

[1] The Palmview Structure Plan Area Code includes additional requirements for parking and access applicable to development in the Palmview Master Planned Area.
[2] The Parking and Access Planning Scheme Policy and the Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes[1]		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
	modes other than private cars.		(a) classified in Caloundra City's Functional Road Hierarchy; or (b) on-site car parking areas comprising more than 100 parking spaces; or (c) direct access to an arterial or sub-arterial road; are addressed in accordance with the Strategic Traffic Network section of the **Parking and Access Planning Scheme Policy.**
O3	Development does not compromise the functions of particular roads as indicated in Caloundra City's Road Hierarchy.	**S3.1**	There is no direct access to major arterial, arterial or sub-arterial roads, unless the following criteria are met: (a) Major Arterial Access via grade-separation only and where it meets the suitable rural interchange spacings and access provided from service roads; (b) Arterial No access to frontage development. Limited intersections with residential streets. Access to major developments only via service roads or signalised intersections that meet suitable intersection spacing requirements; and (c) Sub-Arterial No direct individual access to residential property. Access to multi-unit residential development, educational establishments or businesses may be provided.
		S3.2	Major traffic generators are only accessed from trunk collector or collector roads.
Access Management			
O4	Vehicular site access to development does not adversely impact on the safety, capacity and operations of the existing road system, and is convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant.	**S4.1***	Vehicular site access to development is located and designed in accordance with the site access design guidelines in the **Parking and Access Planning Scheme Policy.**
Vehicle Parking			
O5	Sufficient on-site car parking is provided for the number and type of vehicles likely to be generated by the development activity.	**S5.1***	The minimum number of car parking spaces provided on the site complies with Column II of **Table 9.10 (Minimum On-Site Parking Rates).** **OR** Where specifically provided for in a Business Centre by a Planning Area Code, a lesser number of car parking spaces may be provided on the site where an infrastructure agreement is entered into for the funding or supply of public parking and/or public transport facilities. **OR**

[1] The Parking and Access Planning Scheme Policy and the Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes[1]		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			For self-assessable development where located in an existing commercial building [3], on site parking which does not meet the minimum number of car parking spaces specified in Column II of **Table 9.10 (Minimum On-Site Parking Rates)** is acceptable where the number of car parking spaces to be provided is no lower than the number required for the existing lawful use according to Column II of **Table 9.10.** **OR** Where specifically provided for in a master planned area by a Structure Plan or approved master plan, a lesser number of car parking spaces may be provided on a site where it has been demonstrated that the proposed car parking will be sufficient to meet the demand generated by the development and the provision of a lesser number of car parking spaces is part of an integrated transport and parking demand management strategy for the master planned area or part of the master planned area.
Parking for People with Disabilities			
O6	Provision is made for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces (with at least one space per site) and to be identified and reserved for such access.	**S6.1***	The proportion of total car parking spaces provided for people with disabilities complies with *AS2890.1 – Parking Facilities (Part 1: Off-street Car Parking)*. Access to spaces for people with disabilities complies with *AS1428 – General Requirements for Access: Buildings* and *AS2890.1 – Parking facilities (Part 1: Off-street Car Parking)*.
		S6.2*	
Service Vehicles			
O7	Sufficient on-site parking is provided to accommodate the number and type of service vehicles likely to be generated by the development activity.	**S7.1**	The provision of on-site service vehicle bays complies with Column IV of **Table 9.10 (Minimum On-site Parking Rates).**
Accessibility and Manoeuvring			
O8	The layout and design of parking bays, manoeuvring areas, queuing areas, setdown/pickup areas, and driveways ensures that on-site parking and servicing areas are clearly defined, safe, easily accessible and meet user requirements, including people with disabilities, pedestrians, cyclists and public transport services, where relevant.	**S8.1***	Parking bays, manoeuvring areas, queuing areas, setdown/pickup areas, and driveways are designed with the dimensions and to the standards specified in: (a) *AS2890.1 – Parking Facilities (Part 1: Off-street Car Parking);* and (b) *AS2890.2 – Off-street Parking (Part 2: Commercial Vehicles); and* (c) the **Parking and Access Planning Scheme Policy.**
		S8.2	On-site parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion.

[1] The Parking and Access Planning Scheme Policy and the Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes of this Code.

[3] An existing commercial building means a building being lawfully used for a defined use in the business and commercial use class. The term "business and commercial use class" is defined in section 3.3.2 (Administrative Definitions) of the Planning Scheme.

Specific Outcomes[1]		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
		S8.3	The dimensions of service vehicle bays comply with **Table 9.11 (Loading Bay Dimensions).**
Cyclist Facilities and Bicycle Parking			
O9	Sufficient on-site cyclist facilities and bicycle parking spaces are provided, having particular regard to the nature of the development activity, its specific characteristics and scale.	**S9.1**	The number of bicycle parking spaces provided on the site complies with Column III of **Table 9.10 (Minimum On-site Parking Rates).** **OR** Where specifically provided for in a master planned area by a Structure Plan or approved master plan, a higher number of bicycle parking spaces are provided in conjunction with an integrated transport and car parking demand management strategy for the master planned area or part of the master planned area.
		S9.2	For business and commercial uses, employees are provided with shower cubicles with ancillary change rooms and provision for both males and females at the following rates: (a) 1 cubicle where the GFA exceeds 1,500m^2 up to 5,500m^2; plus (b) 1 additional cubicle where exceeding 5,500m^2 GFA; plus (c) 2 additional cubicles where exceeding 30,000m^2 GFA.
		S9.3	For industrial uses, employees are provided with shower cubicles with ancillary change rooms and provision for both males and females, where the GFA is 2,000m^2 or greater.
O10	Adequate provision is made for convenient and legible bicycle access to the site and movement within the site, and for secure and convenient bicycle parking or storage 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.	**S10.1**	Bicycle parking spaces and cyclist facilities are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles.
Vehicle Wash Bays			
O11	Vehicle washing facilities are provided on-site where appropriate and do not cause environmental harm.	**S11.1**	Where identified in **Table 9.10 (Minimum On-site Parking Rates),** a dedicated vehicle wash bay is provided in an appropriate indoor or outdoor location on the site at the rates specified in Column II of **Table 9.10 (Minimum On-site Parking Rates).**
		S11.2	All run-off from the vehicle wash bay is: (a) captured and lawfully discharged to sewer; or (b) treated to an acceptable standard and recycled or reused in the process or

[1] The Parking and Access Planning Scheme Policy and the Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes[1]		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			(c) reused offsite.
Amenity			
O12	On-site vehicle parking areas incorporate appropriate landscaping to screen and enhance the character and amenity of the locality.	**S12.1**	No probable solution prescribed. *Note:* *Section 9.7 (Landscaping Code) sets out requirements for landscaping.*
O13	Access, manoeuvring and parking facilities do not impact adversely on adjacent sites or uses with regard to light, noise, emissions or stormwater run-off.	**S13.1**	Stormwater from the carpark does not flow directly into any nearby sensitive receiving environment. *Note:* *Section 9.8 (Nuisance Code) sets out requirements for managing noise, light and odour nuisance.* *Section 9.10 (Stormwater Management Code) sets out requirements for stormwater quality management.*
O14	Acoustic barriers or other attenuation measures are installed in areas where there is likely to be noise nuisance on adjoining noise sensitive places.	**S14.1**	No probable solution prescribed.
Community Title Access and Car Parking			
O15	Adequate pedestrian and vehicle movement and car parking is provided for development subject to a Community Title Scheme.	**S15.1**	Each proposed lot in a Community Title Scheme: (a) abuts common property and has vehicular access to an accessway which: (i) is located within the common property; (ii) connects to a dedicated, constructed road; (iii) has only one access point to a dedicated road; and (b) provides required car parking for visitors and loading areas on the common property with resident parking provided on individual lots. *Note:* *More than one access point to a dedicated road may be appropriate taking into account:* (a) *the number of roads to which the land has frontage and their type;* (b) *the size and shape of the land;* (c) *the number of lots contained within the development site; and* (d) *the geometry and layout of the roads to which access is proposed.* *Section 9.12 (Parking and Access Code) sets out requirements for transport, parking and access management.*

[1] The Parking and Access Planning Scheme Policy and the Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes of this Code.

Table 9.10 Minimum On-Site Parking Rates[1]

Column I Use	Column II Minimum Number of Car Parking Spaces	Column III Minimum Number of Bicycle Spaces	Column IV Service Vehicle Provision (Occasional Access/Regular Access)
Residential Uses			
Accommodation Building	0.5 spaces per hostel type unit; 0.25 spaces per bed in a dormitory; and 1.25 spaces per dwelling unit.	1 space per 3 rooming units for residents, plus 1 space per 12 rooming units for visitors.	SRV/VAN
Bed and Breakfast	1 space per guest suite, in addition to that required for a Detached House.	N/A	SRV/VAN
Caravan and Relocatable Home Park	*For a Caravan Park:* 1 space per caravan site, located adjacent to the caravan; 1 space for every 10 caravans for visitor parking; 1 vehicle washing bay for every 50 caravan sites. *For a Relocatable Home Park:* 1 space per dwelling unit; 1 space per 2 units for visitor parking; and 1 vehicle washing bay for every 50 dwelling units.	N/A	AV/WCV
Caretaker's Residence	1 space.	N/A	N/A
Community Residence	2 spaces.	N/A	N/A
Display Dwelling	2 spaces.	N/A	N/A
Duplex Dwelling	0.75 spaces per bedroom.	N/A	N/A
Detached House	2 spaces, with at least one space capable of being covered (parking spaces may be provided in tandem). 1 additional space for any Annexed Unit.	N/A	N/A
Home Based Business	1 space in addition to that required for a Detached House.	N/A	N/A
Motel	1.5 spaces per dwelling unit.	1 space per 40 rooms for resident parking.	Refer Table 9.14
Multiple Dwelling	Small dwelling unit (<75m² GFA or 1 bedroom) – 1 space; Medium dwelling unit (75m² to 110m² GFA) – 1.25 spaces; Large dwelling unit (>110m² GFA or at least 3 bedrooms) – 1.5 spaces; 0.25 spaces per dwelling unit for visitor parking; and 1 vehicle washing bay where the development comprises 6 or more dwelling units.	1 space per dwelling unit for residents, plus 1 space per 4 dwelling units for visitors.	HRV/VAN
Retirement Community	1 space per 6 nursing home beds; 1 space per 4 hostel type units; 1 space per dwelling unit; visitor parking provided at 50% of the above parking requirements; and 1 vehicle washing bay for every 50 dwelling units.	1 space per 7 beds (employees) 1 per 60 beds (visitors)	WCV

[1] Alternative parking rates may be specified by a Structure Plan or approved Master Planned Area or part of a Master Planned Area where part of an integrated transport and car-parking demand management strategy.

Column I Use	Column II Minimum Number of Car Parking Spaces	Column III Minimum Number of Bicycle Spaces	Column IV Service Vehicle Provision (Occasional Access/Regular Access)
Rural Uses			
Rural Holiday Accommodation	1 space per cabin or guest suite, plus 1 space for every 10 cabin/guest suites for visitor parking.	N/A	AV/HRV
Rural Produce Stall	4 on site spaces per stall, where adjoining a State-controlled road. Queueing space for 4 vehicles clear of through lanes, where not adjoining a State-controlled road.	N/A	AV/HRV
Other Rural Uses	Sufficient parking to accommodate the amount of vehicular traffic likely to be generated by the particular use.	Not Specified	Not Specified
Business and Commercial Uses			
Adult Product Shop	1 space per 20m² of GFA.	For business and commercial uses (not otherwise specified): Employees – 1 space per 400m² of GFA. Visitors – 1 space per 750m² of GFA. Hotel – 1 per 25m² bar floor space and 1 per 100m² lounge, beer garden (employee and visitor parking) Market – one space per 10 stalls Medical Centre – 1 per 400m² GFA (employees) Medical Centre – 1 per 200m² GFA (visitors) Office – 1 per 200m² GFA (employees) Office – 1 per 750m² GFA (visitors) Restaurant – 1 per 100m² public area (employees) Shop/Shopping Complex – 1 per 300m² GFA (employees) Shop/Shopping Complex – 1 per 500m² GFA over 1000m² (visitors) Showroom – 1 per 750m² sales floor (employees) Showroom – 1 per 1000m² sales floor (visitors)	Refer Table 9.12
Art and Craft Centre	1 space per 50m² of GFA.		Refer Table 9.12
Function Room	1 space per 15m² of GFA.		Refer Table 9.12
Funeral Parlour	1 space per 30m² of GFA.		WCV
Garden Centre	1 space per 100m² of total use area, with a minimum of 10 spaces.		HRV/MRV
Hotel	1 space per 7m² of GFA up to 2,500m², plus 1 space per 15m² of GFA thereafter; 1 space per dwelling unit or serviced room; and Queueing space clear of the road reserve for 12 cars being served or awaiting service by any drive in bottle department.		Refer Table 9.14
Market	1 space per 20m² of GFA.		WCV
Medical Centre	1 space per 20m² of GFA.		MRV/SRV
Nightclub	1 space per 15m² of GFA.		SRV/WCV
Office	1 space per 30m² of GFA.		Refer Table 9.13
Restaurant	1 space per 15m² of GFA, plus queueing space clear of the road reserve for 10 vehicles being served or awaiting service by any drive through facility.		Refer Table 9.12
Shop	1 space per 20m² of GFA.		Refer Table 9.12
Shopping Complex	1 space per 20m² of GFA up to 2,000m², plus 1 space per 15m² of GFA thereafter.		Refer Table 9.12
Showroom	1 space per 50m² of GFA.		AV/HRV
Veterinary Surgery	1 space per 20m² of GFA.		MRV/SRV
Other Business and Commercial Uses	Sufficient parking to accommodate the amount of vehicular traffic likely to be generated by the particular use.	Not Specified	Not Specified

Column I Use	Column II Minimum Number of Car Parking Spaces	Column III Minimum Number of Bicycle Spaces	Column IV Service Vehicle Provision (Occasional Access/Regular Access)
Industrial Uses			
Car Wash	Queueing space clear of the road reserve for 4 vehicles using or waiting to use each washing bay.	For industrial uses, 1 space per 800m^2 of GFA for employees. Service Premises – 1 per 200m^2 GFA (Employees)	SRV
Industry – General	1 space per 50m^2 of GFA up to 500m^2, plus 1 space per 100m^2 of GFA thereafter.		• SRV/VAN for a site up to 1,000m^2 • SRV for a site greater than 1,000m^2 but not exceeding 2,000m^2 • MRV for a site greater than 2,000m^2 but not exceeding 4,000m^2 • HRV for a site exceeding 4,000m^2 • AV where justified by the circumstances of the development
Industry – High Impact	1 space per 50m^2 of GFA up to 500m^2, plus 1 space per 100m^2 of GFA thereafter.		• SRV/VAN for a site up to 1,000m^2 • SRV for a site greater than 1,000m^2 but not exceeding 2,000m^2 • MRV for a site greater than 2,000m^2 but not exceeding 4,000m^2 • HRV for a site exceeding 4,000m^2 • AV where justified by the circumstances of the development
Industry – Local Service *(other than where part of a shopping complex)*	1 space per 50m^2 of GFA up to 500m^2, plus 1 space per 100m^2 of GFA thereafter.		SRV/VAN
Landscape Supplies	1 space per 150m^2 of total use area.		AV/HRV
Outdoor Sales or Hire Yard	1 space per 150m^2 of total use area.		AV
Service Station	4 spaces for every service bay, with a minimum of 4 spaces.		AV
Storage Yard	1 space, plus 1 space per 500m^2 of total use area.		AV
Vehicle Repair Centre	4 spaces for every service bay.		MRV
Warehouse	1 space per 50m^2 of GFA up to 500m^2, plus 1 space per 100m^2 of GFA thereafter.		AV/HRV
Other Industrial Uses	Sufficient parking to accommodate the amount of vehicular traffic likely to be generated by the particular use.	Not Specified	Not Specified

Column I Use	Column II Minimum Number of Car Parking Spaces	Column III Minimum Number of Bicycle Spaces	Column IV Service Vehicle Provision (Occasional Access/Regular Access)
Community Uses			
Child Care Centre	1 space per 2 employees, plus 1 space per 5 children able to be accommodated in the Centre.	N/A	VAN
Place of Worship	1 space per 12m² of GFA.	N/A	SRV/VAN
Hospital	1 space per 2 employees, plus 1 space per 4 beds.	1 space per 15 beds for employees, plus 1 space per 30 beds for visitors.	WCV
Educational Establishment	Sufficient parking to accommodate the amount of vehicular traffic likely to be generated by the particular use	1 space per 5 pupils over year 4	
Other Community Uses	Sufficient parking to accommodate the amount of vehicular traffic likely to be generated by the particular use.	Not Specified	Not Specified
Sport and Recreation Uses			
Indoor Sport, Recreation and Entertainment	• Squash Courts – 3 spaces per court. • Indoor Field Games – 20 spaces per pitch or field. • Swimming – 15 spaces, plus 1 space per 100m² of GFA. • Gymnasium – 7.5 spaces per 100m² of GFA. • Bowling Alley – 3 spaces per alley. • Theatre – 1 space per 12m² of GFA. • Licensed Club – 1 space per 7m² of GFA up to 2,500m², plus 1 space per 15m² of GFA thereafter.	Sufficient space to accommodate the number of bicycles likely to be generated. Indoor Recreation Facility – 1 space per 4 (employees), plus 1 space per 200m² GFA (visitors).	WCV
Outdoor Sport, Recreation and Entertainment	• Tennis Courts – 3 spaces per court. • Bowling Greens – 30 spaces for the first green, plus 15 spaces for each subsequent green. • Swimming Pool – 15 spaces, plus 1 space per 100m² of GFA. • Outdoor Field Games – 50 spaces per field.	Where a public swimming pool, 2 spaces per 20m² of pool area. For outdoor field games, 1 space per 1,500 spectator places for employees, plus 1 space per 250 spectator places for visitors.	WCV
Other Sport, Recreation and Entertainment Uses	Sufficient parking to accommodate the amount of vehicular traffic likely to be generated by the particular use.	Not Specified	Not Specified
Other Uses			
All Other Uses	Sufficient parking to accommodate the amount of vehicular traffic likely to be generated by the particular use.	Not Specified	Not Specified

Notes:

(a) Where the calculated number of spaces is not a whole number, the amount is to be rounded to the nearest whole number. If the fraction is one half, the requirement is the next whole number.
(b) Where the development site is to be used for more than one purpose, the parking rates for each use are to be complied with.
(c) Column IV (Service Vehicle Provision) of this table is to be read in conjunction with Schedule 9.1 (Minimum Service Vehicle Requirements) of this code.
(d) For assessable development, Council may require more spaces than listed in this table where justified by the circumstances of the development.
(e) Where only one (1) type of service vehicle is listed in Column IV of this table, regular access is to be provided for that type of vehicle.

Schedule 9.1 Minimum Service Vehicle Requirements

(1) The requirements of this schedule are to be read in conjunction with Column IV of **Table 9.10 (Minimum On-site Parking Rates).**

(2) **Occasional access** is 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 multi unit dwelling or office development and a refuse collection vehicle at a community use facility. Provision for occasional access by the service vehicle type listed in Column IV of Table 9.10 complies with the following:

(a) the vehicle can stand wholly within the site;
(b) reverse manoeuvres are limited to one only, either to or from the site; and
(c) the swept path of the vehicle is not greater than the width of the access driveway.

(3) **Regular access** is provided for service vehicles where regular access is necessary to a road or street (refer to Parking and Access Planning Scheme Policy for road hierarchy classifications). Provision for regular access by the service vehicle type listed in Column IV of Table 9.10 complies with the following:

(a) the vehicle can enter and leave the site in a forward motion;
(b) the vehicle can travel through the site on circulation roads/aisles to access service areas; and
(c) the vehicle can manoeuvre on-site to allow parking and loading/unloading in a designated service area.

(4) The provision of on-site service vehicle arrangements may be relaxed if in Council's opinion the nature and frequency of service vehicle movements and service vehicle parking can be readily accommodated on-road without unacceptable levels of impact on:

(a) the function of the road;
(b) the safety of motorists, cyclists and pedestrians using the road;
(c) the visual character of adjoining development and the area generally; and
(d) tree planting areas, areas of landscaping or street art.

Note: Caloundra City Road Hierarchy classifications are based on the following characteristics for access:

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Road Access	Road Hierarchy Classification
• Urban • Rural	Sub Arterial Road Trunk Collector Road
Street Access	**Road Hierarchy Classification**
• Urban • Rural • Industrial	Collector Street Access Street Access Place

Minimum Design Service Vehicle Access Requirements

(1) For the purposes of this Code, design service vehicles have the meanings outlined below.

Design Vehicle	Description / Type
VAN	Similar to a large (99.8 percentile) car defined in *AS2890.1* or same as SRV defined in *AS2890.2 – 1989* except 5.37 metre vehicle length and minimum 7.0 metre turn radius.
SRV	Small Rigid Vehicle – Defined in *AS2890.2 – 1989.*
MRV	Medium Rigid Vehicle – 8.3 metre vehicle length, and minimum 8.5 metre turn radius.

Part 9

Design Vehicle	Description / Type
HRV	Heavy Rigid Vehicle – Defined in *AS2890.2 – 1989*.
WCV	Waste Collection Vehicle – Similar to HRV defined in *AS2890.2 – 1989* except 10 metre vehicle length, minimum 11.55 metre turn radius.
AV	Articulated Vehicle – Defined in *AS2890.2 – 1989*.

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(2) The minimum loading/standing bay dimensions for the above design service vehicles are as follows:

Table 9.11 Loading Bay Dimensions

Design Service Vehicles	Width in metres (m)	Length in metres (m)	Vertical Clearance in metres (m)
VAN	3.0m	5.4m	2.3m
SRV	3.5m	7.0m	3.5m
MRV	3.5m	9.0m	4.5m
HRV	3.5m	11.0m	4.5m
WCV	3.5m	10.5m	4.5m
AV	3.5m	17.5m	4.5m

Table 9.12 Minimum Service Vehicle Bay Requirements for an Adult Product Shop, Art and Craft Centre, Function Room, Restaurant, Shop, and Shopping Complex

GFA (m^2)	Service Bays Required				
	VAN	SRV	MRV	HRV	AV
0-199		1			
200-599	1		1		
600-999	1	1	1		
1,000-1,499	2	1	1		
1,500-1,999	2	2	1		
2,000-2,799	2	2	2		
2,800-3,599	2	2	2	1	
3,600-4,399	3	2	2	1	
4,400-6,499	3	2	2	1	1
6,500-8,499	4	2	2	1	1
8,500-11,499	4	3	2	1	1
11,500-14,749	5	3	2	1	1
14,750-17,999	5	3	3	1	1
18,000-20,999	6	3	3	1	1
21,000-23,999	6	3	3	2	1
24,000-26,999	6	3	3	2	2
27,000-29,999	6	3	3	3	2
30,000-32,999	7	3	3	3	2
33,000-35,999	7	3	4	3	2
36,000-38,999	8	3	4	3	2
39,000-41,999	9	3	4	3	2
42,000-44,999	10	3	4	3	2

Notes

(a) Where GFA exceeds 200m^2, provision is made for on-site refuse collection.

(b) The following requirements apply to shopping complexes:

(i) the above table is to be applied to each individual retail component comprising the development;

(ii) the service bays related to each component are to be located immediately adjacent to the component; and

(iii) speciality shops in a shopping centre with a GFA less than 200m^2 are to be grouped together and treated as a single retail component for the purposes of applying the above table. For this purpose, MRV class vehicles are provided for in lieu of HRV and AV class vehicles.

Table 9.13 Minimum Service Vehicle Bay Requirements for an Office

GFA (m^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
65,000-79,999	6	2	3	1

Notes

(a) The number of vans accessing office developments will be courier vehicles. Provision for these and taxis is positioned near main building entrances and can be in the form of short-stay layby areas. Bays provided for couriers and taxis are clearly visible from access driveways and/or frontage road/s.

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

(c) Developments exceeding 1,000m^2 provide for access and on-site standing of a HRV (e.g. furniture removal van). A dedicated service bay is not required in this instance.

Table 9.14 Minimum Service Vehicle Bay Requirements for a Hotel/Motel

Number of Bedrooms	Service Bays Required			
	VAN	SRV	MRV	HRV
0-199	1		1	
200-399	1		1	1
400-599	1	1	1	1
600-799	1	2	1	1

Notes

(a) In addition to the above requirements, the following provision is to be made for public areas such as bar, tavern, restaurant, meeting rooms and convention rooms and the like:
  (i) 1 MRV per 6,000m^2; and
  (ii) 1 Van per 1,000m^2.

(b) Provision is made for on-site refuse collection in all developments of this type.

(c) Short-stay layby areas are provided for tourist coaches, passenger set-down, couriers (vans) and taxis near main building entrances and are clearly visible from access driveways and/or frontage road/s.

Map 9.1 Caloundra City 2011 Functional Road Hierarchy (Coastal Urban)

Map 9.2Caloundra City 2011 Functional Road Hierarchy (Rural)

Map 9.3Caloundra City Strategic Network of Pedestrian and Cyclist Links (Coastal Urban)

Map 9.4Caloundra City Strategic Network of Pedestrian and Cyclist Links (Rural)