

Part 9 Development Codes

9.1 Preliminary

(1) The following are the use codes for the planning scheme:

- (a) Adult Store Code;
- (b) Animal Keeping Code;
- (c) Caretaker's Accommodation Code;
- (d) Dual Occupancy Code;
- (e) Dwelling House Code;
- (f) Extractive Industry Code;
- (g) General Development Provisions Code;
- (h) Home Based Business Code;
- (i) Intensive Animal Industry Code;
- (j) Intensive Horticulture and Wholesale Nursery Code;
- (k) Market Code;
- (l) Medium Density Residential Code;
- (m) Roadside Stall Code;
- (n) Sales Office Code;
- (o) Service Station Code;
- (p) Telecommunications Facilities Code;
- (q) Tourism Uses Code;
- (r) Tourist Park Code; and

(2) The following are the other development codes for the planning scheme:

- (a) Advertising Devices Code;
- (b) Earthworks, Construction and Water Quality Code;
- (c) Infrastructure Design Code;
- (d) Landscaping Code;
- (e) Parking and Access Code; and
- (f) Reconfiguring a Lot Code.

9.2 Prescribed Development

The planning scheme does not include requirements or assessment benchmarks for development prescribed by the Regulation.

Refer to the Schedules of the Regulation for this information.

9.3 Use Codes

9.3.1 Adult Store Code

9.3.1.1 Application

(1) This code applies to development identified as requiring assessment against the Adult Store Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.1.2 Purpose

(2) The purpose of the Adult Store Code is to manage the location of *Adult stores* to avoid their close proximity to *Childcare centres*, *Educational establishments* involving primary and secondary schools and *Places of worship*.

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

- (a) An *Adult store* is;
 - (i) located away and not readily visible from *Childcare centres*, *Places of worship* and *Educational establishments* involving primary and secondary schools;
 - (ii) not located in areas of high foot traffic by young persons and children attending *Childcare centres*, *Educational establishments* involving primary and secondary schools and *Places of worship*; and
 - (iii) presented to a public area so as not to cause offence to the public.

9.3.1.3 Assessment Benchmarks

Table 9.3.1.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Location of Adult Stores	
<p>PO1 An <i>Adult Store</i> is not: (1) located in close proximity to a <i>Childcare centre</i>, <i>Educational establishment</i> involving primary and secondary schools or <i>Place of worship</i>; (2) readily visible from a <i>Childcare centre</i>, <i>Educational establishment</i> involving primary and secondary schools or <i>Place of worship</i>; and (3) located in areas of high foot traffic by young persons and children attending a <i>Childcare centre</i>, <i>Educational establishment</i> involving primary and secondary schools and <i>Places of worship</i>.</p>	<p>AO1 The distance between the boundary of the land occupied by a <i>Childcare centre</i>, <i>Educational establishment</i> involving primary and secondary schools or <i>Place of worship</i> and the entrance of an <i>Adult store</i> is the greater of the following: (1) more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or (2) more than 100 metres measured in a straight line.</p> <p><i>Note - To remove any doubt, the Adult Store Code does not apply to new Childcare centres, Educational establishments involving primary and secondary schools and Places of worship locating close to existing Adult stores.</i></p>
Signage and Displays	
<p>PO2 The presentation of the <i>Adult store</i> to a public area satisfies reasonable community expectations and does not cause offence.</p>	<p>AO2.1 The display window of the <i>Adult store</i> is completely screened to prohibit viewing into the interior of the development where goods are displayed.</p> <p>AO2.2 Signage associated with the <i>Adult store</i> that is visible external to the development is not sexually suggestive or potentially offensive in graphical or written form.</p>

9.3.2 Animal Keeping Code



9.3.2.1 Application

This code applies to development identified as requiring assessment against the Animal Keeping Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.2.2 Purpose

- (1) The purpose of the Animal Keeping Code is to ensure that development for *Animal keeping* does not cause *environmental harm* and avoids adverse impacts on the amenity and character of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *Animal keeping*;
 - (i) is established on sites of sufficient size to accommodate appropriate separation distances and where environmental and amenity impacts can be effectively managed;
 - (ii) provides for appropriate separation distances or other mitigation measures between the development and *sensitive receivers* to minimise land use conflict;
 - (iii) is of a scale and intensity that is compatible with the surrounding area and preferred character of the surrounding communities;
 - (iv) is of a high quality design which appropriately responds to local character, environment and amenity considerations; and
 - (v) can be managed so that significant environmental impacts are contained within the site itself, or are managed and mitigated so as not to unduly impact *sensitive receivers* or the environment.

9.3.2.3 Assessment Benchmark

Table 9.3.2.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Siting and Location	
PO1 <i>Animal keeping</i> occurs on a site which has an appropriate area and dimensions for: <ol style="list-style-type: none"> (1) buildings and structures; (2) waste disposal areas; and (3) separation distances between the use and: <ol style="list-style-type: none"> (a) public places; (b) <i>sensitive receivers</i>; and 	AO1 Development, including structures, complies with the minimum separation distances, boundary clearances and minimum site areas in Table 9.3.2.3.3 Standards for Animal Keeping .

Performance Outcomes	Acceptable Outcomes
(c) waterways.	
PO2 An <i>Animal keeping</i> use provides supervision and management to ensure development does not impact adversely on the amenity of neighbouring properties.	AO2 Development has on-site supervision by a person/s occupying a dwelling on the site including a <i>Dwelling House, Dwelling Unit</i> and <i>Caretaker's accommodation</i> .
Aviary	
PO3 An aviary does not cause <i>environmental harm</i> to people or properties not associated with the use.	AO3 Aviary structures have a total site cover not exceeding: (1) 5% on a site up to 4000m ² ; or (2) 200m ² on a site more than 4000m ² .
Stables	
PO4 Facilities associated with a stable do not cause <i>environmental harm</i> to people or properties not associated with the use.	AO4 A stable provides that a formal training, sporting and exercise area is used during <i>daylight hours</i> only.

Table 9.3.2.3.2— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Kennels	
PO1 A kennel or cattery does not adversely impact on the amenity of neighbouring properties.	AO1.1 A kennel (including a kennel building, run or exercise yard) is a minimum distance of 1,000 metres from any kennel building, run or exercise yard of another lawfully established or approved kennel.
	AO1.2 Kennel and cattery structures are separated a maximum of 20 metres from the house on the site occupied by the supervisor of the kennel or cattery.
PO2 A kennel is of a scale that does not adversely impact on local amenity by reason of: (1) noise; (2) traffic movements; and (3) air quality (dust and odour)	AO2 A development being a kennel, does not exceed; (1) a ratio of more than 10 dogs per hectare; and (2) a maximum of 100 dogs. <i>Editor's Note - This is the maximum ratio possible under the most ideal conditions and would usually require special noise attenuation treatment.</i>
PO3 Kennels including exercise runs or pens are visually screened from public roads and adjoining properties.	AO3 No acceptable outcome is prescribed.
General Amenity	
PO4 Development is sited and designed to integrate with the streetscape and complement the scale and character of existing uses in the surrounding area.	AO4 No acceptable outcome is prescribed.

Performance Outcomes	Acceptable Outcomes
Landscaping	
<p>PO5 Development integrates with its surroundings to minimise adverse impacts on visual amenity.</p>	<p>AO5.1 A development provides for the retention of existing trees except for those located where buildings and runs or yards are to be established.</p>
	<p>AO5.2 A development does not require extensive cutting, filling, draining and/or modification of the site.</p>
	<p>AO5.3 On all common boundaries with land in a <i>residential zone</i>, development provides: (1) <i>buffer landscaping</i> with a minimum width of 2 metres designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) solid screen fencing 1.8m high.</p>
Noise	
<p>PO6 Noise impacts from dogs and cats are minimised.</p>	<p>AO6 For kennels and catteries, animals are kept in enclosures at all times between the hours of 6pm and 7am and are kept inside buildings constructed of sound attenuating materials.</p>
Facilities and Infrastructure	
<p>PO7 Kennels and catteries are fenced to provide for the exercise and security for the number and type of dogs and cats kept on the site.</p>	<p>AO7.1 Development being a kennel: (1) provides for fencing immediately surrounding and containing the kennel building, pens and runs which has a minimum height of 1.8 metres and is mesh, chain or hinge-joint stock proof wire so that dogs are unable to escape; (2) provides that all gates and posts are of galvanised steel, fitted with dog proof catches and bolts; and (3) involving the boarding of dogs, provides security fencing with tops which crank inwards, under fence concrete dig strips and wire canopies.</p>
	<p>AO7.2 Development involving a cattery provides a double gate system to all pens and runs to prevent the escape of cats.</p>

Table 9.3.2.3.3 Standards for Animal Keeping

Maximum number of animals kept*	Minimum site area (hectares)	Minimum distance to off-site residences (metres)	Minimum Boundary clearance to any side Boundary (metres)	Minimum Boundary clearance to a constructed road Boundary (metres)	Minimum separation distance to a water way or wetland (metres)
Kennel					
5	2	100	15	50	50
6-10	2	150	15	50	50
11 or more	4	200	30	100	50
Cattery					
20	Nil	10	5	6	Nil
21 or more	0.3	30	10	20	50
Aviary					
Not applicable	Not applicable	10	1.5	6	15
Stable					
Stable housing up to 5 Horses	Not Specified	50	10	10	15
Stable housing more than 5 Horses	Not Specified	100	50	50	15
Associated Outdoor Horse Training Tracks and Arenas					
6-9 Horses	10	50	-	50	15
10 or more Horses	10	100	-	100	15

Editor's note - Animal Keeping may be subject to requirements, standards and Approvals specified in local laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for animal keeping to be conducted. Potential operators should contact Council for further details.

9.3.3 Caretaker's Accommodation Code



9.3.3.1 Application

This code applies to development identified as requiring assessment against the Caretaker's Accommodation Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.3.2 Purpose

- (1) The purpose of the Caretaker's Accommodation Code is to ensure that development for a *Caretaker's accommodation* reflects the needs of the primary non-residential use of the premises and provides acceptable domestic living standards for residents.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A *Caretaker's accommodation*;
 - (i) assists in the operation of, and is subservient to, the primary use of the premises;
 - (ii) is functional for residents through the inclusion sufficient car parking and useable recreation areas;
 - (iii) provides high levels of privacy and amenity for residents;
 - (iv) is provided with sufficient on-site water supply to meet the needs of the user where reticulated water supply is unavailable; and
 - (v) maintains the primary purpose of the relevant zone.

9.3.3.3 Assessment Benchmarks

Table 9.3.3.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Scale	
<p>PO1 A <i>Caretaker's accommodation</i> is of a height that is:</p> <ol style="list-style-type: none"> (1) consistent with the surrounding area; (2) protects the amenity of adjoining premises and the streetscape; and (3) ensures the privacy between adjoining residential dwellings. 	<p>AO1 Building height does not exceed 2 storeys with a maximum height of 8.5m.</p>
<p>PO2 A <i>Caretaker's accommodation</i> is provided to fulfil a genuine need for a caretaker on the subject site.</p>	<p>AO2 The <i>Caretaker's accommodation</i> is occupied by a person or persons having responsibility for the security, maintenance or management of non-residential activities conducted on the same site and, if applicable, that person's immediate family.</p>
<p>PO3 The <i>Caretaker's accommodation</i> is small scale,</p>	<p>AO3.1 Only one <i>Caretaker's accommodation</i> is established</p>

Performance Outcomes	Acceptable Outcomes
<p>ancillary and subordinate to the non-residential use on the same site.</p>	<p>on the site.</p>
	<p>AO3.2 The <i>Caretaker's accommodation</i> has a gross floor area not exceeding 100m².</p>
	<p>AO3.3 The <i>Caretaker's accommodation</i> is located on the same lot as the primary use to which it is ancillary and subordinate to.</p>
	<p>AO3.4 The <i>Caretaker's accommodation</i> is the only dwelling established on the site.</p>
Amenity	
<p>PO4 The design of the <i>Caretaker's accommodation</i> achieves an acceptable level of residential amenity for residents of the <i>Caretaker's accommodation</i>.</p>	<p>AO4 Bedrooms and living rooms of the <i>Caretaker's accommodation</i> do not adjoin, and face away from, noise generating activities conducted on the site or adjoining sites.</p>
<p>PO5 The <i>Caretaker's accommodation</i> is provided with private open space that is useable, adequately screened from the primary activities on the site, and directly accessible from the <i>Caretaker's accommodation</i>.</p>	<p>AO5.1 The <i>Caretaker's accommodation</i> contains an area of private open space which is directly accessible from a habitable room, and: (1) if at ground level, has an area of not less than 25m², with a minimum width of 5 metres; or (2) if a balcony, verandah or deck, has an area of not less than 15m², with a minimum width of 2.5 metres.</p>
	<p>AO5.2 Private open space: (1) is sited and orientated so that other buildings on the site do not directly overlook the private open space; or (2) where directly viewable from another building, is screened by: (a) a minimum 1.8 metre high solid screen fence for private open space provided at ground level; or (b) roof form or lightweight screening devices for private open space located above the ground level.</p>
Facilities and Services	
<p>PO6 Sufficient vehicle parking is provided for the <i>Caretaker's accommodation</i>.</p>	<p>AO6 A minimum of one car park is provided for the <i>Caretaker's accommodation</i>.</p>

9.3.4 Dual Occupancy Code

9.3.4.1 Application

This code applies to development identified as requiring assessment against the Dual Occupancy Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.4.2 Purpose

- (1) The purpose of the Dual Occupancy Code is to ensure that development for a *Dual occupancy* contributes to the provision of a greater range of housing types for the community while ensuring compatibility with, and protection of the amenity of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes.
- (a) A *Dual occupancy*;
- (i) is designed and sited to protect the amenity of adjoining premises and the streetscape;
 - (ii) is of a character and built form consistent with the zone;
 - (iii) located outside of a *drinking water connection area* or a *waste water connection area*, is provided with on-site water storage and waste water treatment and disposal to meet the needs of residents;
 - (iv) has an attractive built form that positively contributes to the streetscape;
 - (v) ensures outbuildings do not dominate the built form; and
 - (vi) provides safe vehicle access and parking.

9.3.4.3 Assessment Benchmarks

Table 9.3.4.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Access and Parking	
<p>PO1 A <i>Dual occupancy</i> allows for safe and convenient vehicular access to the site, provides for on-site car parking and makes a positive contribution to the amenity and character of the surrounding area.</p>	<p>AO1.1 The <i>Dual occupancy</i> obtains access from a <i>constructed road</i>.</p>
	<p>AO1.2 A minimum of 1 covered car parking space per dwelling of the <i>Dual occupancy</i> is provided on-site.</p>
	<p>AO1.3 The covered car parking spaces are set back a minimum of 1m from the front building façade of the <i>Dual occupancy</i>.</p>
	<p>AO1.4 The <i>Dual occupancy</i> provides: (1) a shared driveway; or (2) a separate driveway to each <i>dwelling</i> where the <i>Dual occupancy</i> is located on a lot with two street frontages.</p>

Performance Outcomes	Acceptable Outcomes
Design and Amenity	
<p>PO2 A <i>Dual occupancy</i> enhances the amenity and character of the zone by:</p> <p>(1) visually integrating with the streetscape and adjacent premises by having the appearance and bulk of a single house when viewed from the street; and</p> <p>(2) addressing the street frontage.</p>	<p>AO2.1 The main living area of one <i>dwelling</i> of the <i>Dual occupancy</i> is located within 20m of a main living area of the other <i>dwelling</i> of the <i>Dual occupancy</i>.</p>
	<p>AO2.2 Each <i>dwelling</i> of the <i>Dual occupancy</i> is oriented to address the street frontage.</p>
	<p>AO2.3 Where located on a site having two street frontages, each <i>dwelling</i> of the <i>Dual occupancy</i> is oriented to address a separate street frontage.</p>
<p>PO3 A <i>Dual occupancy</i> is sited and designed to maintain the privacy of the residents of each <i>dwelling</i> and neighbouring premises.</p>	<p>AO3 The <i>Dual occupancy</i> prevents direct overlooking of the main internal living areas and private open space of nearby <i>dwelling</i>s through measures such as:</p> <p>(1) offsetting the development from the adjacent <i>dwelling</i>s by a distance sufficient to limit direct views into the adjacent windows; or</p> <p>(2) incorporating sill heights a minimum of 1.5m above floor level; or</p> <p>(3) utilising screening devices, such as fixed frosted or textured glazing, for any part of the window below 1.5m above floor level; or</p> <p>(4) providing fixed external screens.</p>
Private Open Space	
<p>PO4 Each <i>dwelling</i> of a <i>Dual occupancy</i> is provided with sufficiently sized and suitably located outdoor private open space to meet the recreational needs of residents.</p>	<p>AO4 The private open space for each <i>dwelling</i> of the <i>Dual occupancy</i> has:</p> <p>(1) minimum dimensions of 5m x 5m; and</p> <p>(2) a maximum gradient not exceeding one in ten.</p>
Casual Surveillance	
<p>PO5 Each <i>dwelling</i> of a <i>Dual occupancy</i> is sited and designed to provide opportunities for casual surveillance of the street and any adjoining public spaces.</p>	<p>AO5 The window of at least one habitable room of each <i>dwelling</i> of the <i>Dual occupancy</i> overlooks the street or adjoining public spaces.</p>
On-site Waste Water Treatment and Water Supply	
<p>PO6 Where located outside of a <i>wastewater connection area</i>, a <i>Dual occupancy</i> has adequate land area for treatment and disposal of wastewater on-site.</p>	<p>AO6 Where located outside of a <i>wastewater connection area</i>, the <i>Dual occupancy</i>:</p> <p>(1) is established on lots greater than 8,000m²; and</p> <p>(2) disposes of all wastewater on-site.</p> <p>Note - A <i>Site and Soil Evaluation</i> for the design of the on-site wastewater management systems will be required to indicate compliance with this outcome.</p>
<p>PO7 Where located outside of the <i>drinking water connection area</i>, the <i>Dual occupancy</i> is provided with sufficient on-site water storage to meet the needs of the residents.</p>	<p>AO7 Where located outside of a <i>drinking water connection area</i>, each <i>dwelling</i> of the <i>Dual occupancy</i> is connected to an on-site water supply with a storage capacity of at least 45000L.</p>

Performance Outcomes	Acceptable Outcomes
Domestic Outbuildings	
<p>PO8 <i>Domestic outbuildings</i> in residential areas are of a scale and have a built form that:</p> <ul style="list-style-type: none"> (1) is compatible with the <i>dwelling</i>s of the <i>Dual occupancy</i> and adjoining <i>dwelling</i>s having regard to height, mass and proportion; (2) is subordinate to the <i>dwelling</i>s of the <i>Dual occupancy</i> and adjoining <i>dwelling</i>s; and (3) maintains or contributes positively to the streetscape. 	<p>AO8 <i>Domestic outbuildings</i> in a <i>residential zone</i>:</p> <ul style="list-style-type: none"> (1) have a combined total <i>gross floor area</i> that does not exceed: <ul style="list-style-type: none"> (a) 55m² on a lot 600m² or smaller; or (b) 110m² on a lot greater than 600m² and up to 2000m²; or (c) 200m² on a lot greater than 2000m²; and (d) does not exceed the <i>gross floor area</i> of any <i>dwelling</i>s on the site; and (2) are a single <i>storey</i> structure; and (3) have a <i>building height</i> that does not exceed the <i>building height</i> of any residence on the premises.

Table 9.3.4.3.2— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Design and Amenity	
<p>PO1 A <i>Dual occupancy</i> is designed to:</p> <ul style="list-style-type: none"> (1) provide visual interest to the streetscape through the use of varying building colours and materials, architectural elements, landscape and pavement treatments, changes in roof form and pitch; (2) provide for roofed verandas or eaves; (3) address the street frontage; and (4) ensure covered car parking spaces are visually compatible with, and subordinate to, the building form and appearance. 	<p>AO1 No acceptable outcome is prescribed.</p>
<p>PO2 A <i>Dual occupancy</i> that adjoins or is directly opposite an existing <i>Dual occupancy</i> is designed to:</p> <ul style="list-style-type: none"> (1) add visual interest to the streetscape; (2) provide differentiation between developments through contrasting building articulation, construction materials, colour and architectural design; and (3) address the street frontage. 	<p>AO2 The design of the <i>Dual occupancy</i> differs from existing <i>Dual occupancies</i> in the immediate area.</p>

9.3.5 Dwelling House Code



9.3.5.1 Application

This code applies to development identified as requiring assessment against the Dwelling House Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.5.2 Purpose

- (1) The purpose of the Dwelling House Code is to ensure that development for a *Dwelling house* (including a secondary dwelling) is compatible with, and protects the amenity of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A *Dwelling house*;
 - (i) is designed and sited to protect the amenity of adjoining premises and the streetscape;
 - (ii) is of a scale and built form consistent with the surrounding area;
 - (iii) has an attractive built form that positively contributes to the streetscape;
 - (iv) provides safe vehicle access to the premises;
 - (v) is provided with sufficient on-site water supply to meet the needs of the residents where reticulated water supply is unavailable; and
 - (vi) involving a *secondary dwelling* is sited and designed to integrate with, and be subordinate to, the (primary) *Dwelling house*.

9.3.5.3 Assessment Benchmarks

Table 9.3.5.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Building Height	
PO1 A <i>Dwelling house</i> (including <i>secondary dwellings</i>) is of a height that is: <ol style="list-style-type: none"> (1) consistent with the surrounding area; (2) protects the amenity of adjoining premises and the streetscape; and (3) ensures privacy between adjoining residential <i>dwellings</i>. 	AO1 <i>Building height</i> does not exceed 2 storeys and a maximum height of 8.5m.
Setbacks	

Performance Outcomes	Acceptable Outcomes																																										
<p>PO2 Setbacks: (1) assist in the protection of the amenity of adjacent premises; (2) allow for access around the building; (3) positively contribute to the amenity of the streetscape; and (4) allow for on-site car parking.</p>	<p>AO2 Setbacks comply with the following Table:</p> <table border="1" data-bbox="710 331 1439 1742"> <thead> <tr> <th data-bbox="710 331 991 414">Zone</th> <th colspan="2" data-bbox="991 331 1439 414">Street Frontage Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="710 414 991 633">Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone Limited Development Zone</td> <td colspan="2" data-bbox="991 414 1439 633">6m</td> </tr> <tr> <td data-bbox="710 633 991 694">Rural Residential Zone Rural Zone</td> <td colspan="2" data-bbox="991 633 1439 694">10m</td> </tr> <tr> <th data-bbox="710 694 991 754">Zone</th> <th colspan="2" data-bbox="991 694 1439 754">Secondary frontage of corner lot</th> </tr> <tr> <td data-bbox="710 754 991 974">Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone Limited Development Zone</td> <td colspan="2" data-bbox="991 754 1439 974">3m</td> </tr> <tr> <td data-bbox="710 974 991 1034">Rural Residential Zone Rural Zone</td> <td colspan="2" data-bbox="991 974 1439 1034">10m</td> </tr> <tr> <th data-bbox="710 1034 991 1120">Zone</th> <th colspan="2" data-bbox="991 1034 1439 1120">Side and Rear Boundary Minimum Distances Measured in Metres (m)</th> </tr> <tr> <td data-bbox="710 1120 991 1164"></td> <th data-bbox="991 1120 1206 1164">Building Height</th> <th data-bbox="1206 1120 1439 1164">Setback</th> </tr> <tr> <td data-bbox="710 1164 991 1332" rowspan="3">Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone</td> <td data-bbox="991 1164 1206 1209">Up to 4.5m</td> <td data-bbox="1206 1164 1439 1209">1.5m</td> </tr> <tr> <td data-bbox="991 1209 1206 1292">For that part between 4.5m – 7.5m</td> <td data-bbox="1206 1209 1439 1292">2m</td> </tr> <tr> <td data-bbox="991 1292 1206 1431">For that part exceeding 7.5m</td> <td data-bbox="1206 1292 1439 1431">2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> <tr> <td data-bbox="710 1431 991 1491" rowspan="3">Limited Development Zone Rural Residential Zone</td> <td data-bbox="991 1431 1206 1476">Up to 4.5m</td> <td data-bbox="1206 1431 1439 1476">3m</td> </tr> <tr> <td data-bbox="991 1476 1206 1559">For that part between 4.5m – 7.5m</td> <td data-bbox="1206 1476 1439 1559">5m</td> </tr> <tr> <td data-bbox="991 1559 1206 1697">For that part exceeding 7.5m</td> <td data-bbox="1206 1559 1439 1697">5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> <tr> <td data-bbox="710 1697 991 1742">Rural Zone</td> <td data-bbox="991 1697 1206 1742">N/A</td> <td data-bbox="1206 1697 1439 1742">6</td> </tr> </tbody> </table>		Zone	Street Frontage Minimum Distances Measured in Metres (m)		Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone Limited Development Zone	6m		Rural Residential Zone Rural Zone	10m		Zone	Secondary frontage of corner lot		Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone Limited Development Zone	3m		Rural Residential Zone Rural Zone	10m		Zone	Side and Rear Boundary Minimum Distances Measured in Metres (m)			Building Height	Setback	Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone	Up to 4.5m	1.5m	For that part between 4.5m – 7.5m	2m	For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	Limited Development Zone Rural Residential Zone	Up to 4.5m	3m	For that part between 4.5m – 7.5m	5m	For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	Rural Zone	N/A	6
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Access and Parking																																											
<p>PO3 A <i>Dwelling house</i> allows for safe and convenient vehicular access to the site and provides for on-site car parking.</p>	<p>AO3.1 A <i>Dwelling house</i> obtains access from a <i>constructed road</i>.</p> <p>AO3.2 A minimum of 1 covered car parking space is provided on-</p>																																										

Performance Outcomes	Acceptable Outcomes
	site.
Additional Requirements for a Secondary Dwelling	
<p>PO4 A <i>secondary dwelling</i>:</p> <ul style="list-style-type: none"> (1) is designed to be subordinate to and visually integrate with the (primary) <i>Dwelling house</i>; (2) does not adversely impact on the privacy and amenity of <i>adjoining premises</i>; (3) contributes to a safe and pleasant living environment; (4) has adequate land area to treat and dispose wastewater on-site where access to the reticulated sewerage network is unavailable; and (5) provides a useable outdoor recreation area for residents. 	<p>AO4 The <i>secondary dwelling</i>:</p> <ul style="list-style-type: none"> (1) has a gross floor area not exceeding 60m²; (2) where established on a site where access to the reticulated sewerage network is unavailable, can dispose of wastewater on-site by connection to the wastewater disposal system of the (primary) <i>Dwelling house</i>; (3) is provided with a minimum of one off-street car parking space in addition to the requirement for the <i>Dwelling house</i>; (4) is located within 20 metres of the outermost projection of the (primary) <i>Dwelling house</i>; and (5) is connected to the same water and electricity supply as the (primary) <i>Dwelling house</i>.
Domestic Outbuildings	
<p>PO5 A <i>domestic outbuilding</i> within a <i>residential zone</i> is of a scale and has a built form that:</p> <ul style="list-style-type: none"> (1) is compatible with the residence and adjoining residential premises having regard to height, mass and proportion; (2) is subordinate to the residence and surrounding <i>dwellings</i>; and (3) maintains or contributes positively to the streetscape. 	<p>AO5 <i>Domestic outbuildings</i>:</p> <ul style="list-style-type: none"> (1) have a combined total <i>gross floor area</i> of <i>domestic outbuildings</i> within a <i>residential zone</i> that does not exceed: <ul style="list-style-type: none"> (a) 55m² on a lot 600m² or smaller; or (b) 110m² on a lot greater than 600m² and up to 2000m²; or (c) 200m² on a lot greater than 2000m²; and (d) the gross floor area of any dwellings on the site; and (2) are a single <i>storey</i> structure; and (3) have a <i>building height</i> that does not exceed the <i>building height</i> of any residence on the premises.
Water Supply	
<p>PO6 Where located on a site not serviced by a reticulated water supply, the <i>Dwelling house</i> is provided with sufficient on-site water supply to meet the needs of the residents.</p>	<p>AO6 Where located on a site not serviced by a reticulated water supply, the <i>Dwelling house</i> is connected to an on-site water supply with a storage capacity of at least 45000L.</p>

9.3.6 Extractive Industry Code



9.3.6.1 Application

This code applies to development identified as requiring assessment against the Extractive Industry Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.6.2 Purpose

- (1) The purpose of the Extractive Industry Code is to ensure extractive industry operations are undertaken in a safe and efficient manner that is environmentally sensitive and minimises off-site impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *Extractive industries*:
 - (i) involving groundwater extraction occur only on large sites within Rural Zone (excluding the Tamborine Mountain Rural Precinct and Rural Escarpment Precinct) and avoid or minimise traffic impacts on *residential zones*;
 - (ii) are established on sites of sufficient size to accommodate appropriate separation distances to ensure environmental and amenity impacts can be effectively managed within the site;
 - (iii) provide for appropriate separation distances or other mitigation measures between the development and existing or likely future *sensitive land uses* to minimise land use conflict;
 - (iv) are managed so that significant environmental impacts are contained within the site, or are managed and mitigated so as not to adversely impact *sensitive receivers* or the environment;
 - (v) provide for the safe operation of the use;
 - (vi) manage adverse amenity and environmental impacts;
 - (vii) provide effective visual buffers to minimise land use conflict between extractive industry operations and urban development or future urban development areas;
 - (viii) ensure haulage routes are safe for all road users, operate efficiently and safely, and do not unduly impact on adjoining *sensitive receivers*; and
 - (ix) ensure land disturbed by extractive industry operations is restored and rehabilitated during the life of the development to achieve a stable and environmentally sustainable landform suitable for a future land use.

9.3.6.3 Assessment Benchmarks

Table 9.3.6.3.1— Criteria for Assessable Development - Groundwater Extraction Only

Performance Outcomes	Acceptable Outcomes
<p>PO1 Groundwater extraction: (1) occurs on large sites within Rural Zone only (excluding the Tamborine Mountain Rural Precinct and Rural Escarpment Protection Precinct); and (2) avoids or minimises traffic impacts on <i>residential zones</i>.</p>	<p>AO1 No acceptable outcome is prescribed.</p>
<p>PO2 Vehicle movements generated by the development: (1) access roads of a standard and construction to adequately cater for the type and volume of traffic generated; (2) must not create or worsen any traffic hazard; and (3) must not have adverse effects on the amenity of the locality.</p>	<p>AO2 No acceptable outcome is prescribed.</p>
<p>PO3 The proposed haulage route to and from the site does not involve roads which: (1) are not suitable for a high volume of heavy vehicle movements; (2) would result in an increased risk to other motorists; and (3) require heavy vehicles to traverse residential or rural residential streets.</p>	<p>AO3 No acceptable outcome is prescribed.</p>
<p>PO4 Development accesses the road network directly onto a <i>higher order road</i>.</p>	<p>AO4 No acceptable outcome is prescribed.</p>
<p>PO5 Development mitigates potential <i>environmental nuisance</i> from dust.</p>	<p>AO5 All driveways, car parking and manoeuvring areas are sealed where located within 200m of an off-site <i>sensitive land use</i>.</p>
<p>PO6 Development does not cause <i>environmental nuisance</i>.</p>	<p>AO6 No acceptable outcome is prescribed.</p>
<p>PO7 Development protects the amenity of residents in the surrounding area and on primary haulage routes.</p>	<p>AO7 No acceptable outcome is prescribed.</p>
<p>PO8 Development is located on a site which has sufficient area to provide for an appropriate setback of operations from:</p>	<p>AO8 Buildings and structures associated with the use are set back a minimum of: (1) 40 metres from the front boundary of the site; and</p>

Performance Outcomes	Acceptable Outcomes
(1) road frontages; (2) site boundaries; (3) surrounding residential uses; and (4) other <i>sensitive land uses</i> ; so that the development mitigates <i>environmental nuisance</i> and achieves an acceptable standard of visual amenity.	(2) 15 metres from the side and rear boundaries of the site.
PO9 Large scale structures do not present an appearance of bulk to adjacent <i>sensitive land uses</i> , roads or public places through buffer screening, design or distance.	AO9 Development: (1) provides <i>buffer landscape</i> planting where the development is visible from adjacent <i>sensitive land uses</i> , roads or public places; and (2) ensures that landscaping is designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design .

Table 9.3.6.3.2 — Criteria for Assessable Development- Extractive Industry (other than *groundwater extraction*)

Performance Outcomes	Acceptable Outcomes
Siting and Location	
PO1 An <i>Extractive industry</i> is located on a site which has sufficient area to mitigate noise, light, dust and vibration impacts from blasting, by providing for adequate setback of operations from: (1) road frontages; (2) site boundaries; (3) bulk water supply infrastructure; (4) surrounding <i>residential uses</i> ; and (5) other <i>sensitive land uses</i> .	AO1 A development being: (1) a hard rock extraction and processing activity involving blasting is not carried out within: (a) 40m of any boundary of the site; or (b) 200m of Bulk Water Supply Infrastructure as identified on Overlay Map OM-09-A Regional Infrastructure Overlay - Water and Wastewater Infrastructure ; or (c) 1km of any residential premises not associated with the use, land included within a <i>residential zone</i> or other <i>sensitive land uses</i> ; or (2) an extractive and/or processing activity not involving blasting is not carried out within: (a) 30m of any boundary of the site; or (b) 200m of Bulk Water Supply Infrastructure as identified on Overlay Map OM-09-A Regional Infrastructure Overlay - Water and Wastewater Infrastructure ; or (c) 500m of any <i>sensitive land use</i> not associated with the use, or land included within a <i>residential zone</i> ; or (3) an extraction and/or processing activity is contained within the Resource and Processing area of the Key Resource Area (KRA), as shown in the State Planning Policy Guideline: Mining and Extractive Resources. <i>Note - a topographic feature providing a natural buffer between extractive and processing activities and a sensitive use may justify provision of a lesser setback distance.</i>

Performance Outcomes	Acceptable Outcomes						
Amenity							
<p>PO2 The development protects existing visual amenity having regard to the characteristics of the site, the resource, the surrounding area and the character of the locality.</p>	<p>AO2 No acceptable outcome is prescribed.</p>						
<p>PO3 An <i>Extractive industry</i> does not impact on the scenic qualities of the area and maintains significant vistas.</p>	<p>AO3 Extraction and processing activities are screened from view from any major road or any land included in a <i>residential zone</i> and adjacent <i>sensitive land uses</i>.</p>						
Environmental Impacts							
<p>PO4 Environmental management requirements for the <i>Extractive industry</i> are properly identified in an Environmental Management Plan prepared by a suitably qualified person and submitted to Council that demonstrates appropriate management practices to protect environmental standards, by addressing the following: (1) Air quality; (2) Stormwater; (3) Noise; (4) Waste; (5) Water quality including, erosion and sedimentation control; (6) Stream bed and bank stability; (7) Landscape and rehabilitation; (8) Workplace procedures; (9) Emergency and hazard procedures; (10) Flora and fauna protection; and (11) Auditing and review.</p>	<p>AO4 No acceptable outcome is prescribed.</p>						
Noise and Vibration							
<p>PO5 An <i>Extractive industry</i> provides for blasting, crushing, screening and loading to be carried out safely and in accordance with best practice management standards so that disturbance to the amenity of surrounding land uses is minimised.</p>	<p>AO5 Blasting and other operations are confined to the periods identified in Table 9.3.6.3.3 (Extractive Industry Operations Periods).</p> <p>Table 9.3.6.3.3 Extractive Industry Operation Periods</p> <table border="1"> <thead> <tr> <th style="background-color: #d3d3d3;">Column 1 Extractive Industry Activity</th> <th style="background-color: #d3d3d3;">Column 2 Hours of Operation</th> </tr> </thead> <tbody> <tr> <td>Blasting operations</td> <td>9am to 5pm Monday to Friday. No operations Saturday, Sunday or public holidays.</td> </tr> <tr> <td>Other operations</td> <td>6am to 7pm Monday to Friday. 7am to 4pm Saturday No operations Sunday or public holidays.</td> </tr> </tbody> </table>	Column 1 Extractive Industry Activity	Column 2 Hours of Operation	Blasting operations	9am to 5pm Monday to Friday. No operations Saturday, Sunday or public holidays.	Other operations	6am to 7pm Monday to Friday. 7am to 4pm Saturday No operations Sunday or public holidays.
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Other operations	6am to 7pm Monday to Friday. 7am to 4pm Saturday No operations Sunday or public holidays.						

Performance Outcomes	Acceptable Outcomes
	<p>Note - maintenance of plant equipment and vehicles may occur outside of the hours of operation prescribed in the above table provided it can be demonstrated that the use will comply with the outcomes of the General Development Provisions Code.</p> <p>Note - Extractive industry operations, both permanent or temporary, may only occur outside of the hours of operation specified in the above table provided that it can be demonstrated that the use will comply with the outcomes of the General Development Provisions Code</p>
Water Quality	
<p>PO6 An <i>Extractive industry</i> provides on-site drainage that is designed, constructed and maintained so as to:</p> <ol style="list-style-type: none"> (1) avoid erosion; (2) prevent pollution of groundwater and surface water; (3) protect downstream water quality; and (4) provide opportunities to recycle water for reuse in processing, washing and/or screening materials, dust suppression and on product stockpiles, overburden stockpiles, revegetation or rehabilitation areas and wheel wash facilities. 	<p>AO6.1 Diversion channels are constructed to divert clean stormwater away from extraction and disturbed areas.</p> <p>AO6.2 Sediment basins are provided as required to detain stormwater from extraction and disturbed areas to ensure no off-site discharge causes <i>environmental harm</i>.</p> <p>AO6.3 Bunding, treatment and disposal of wastes ensures no <i>environmental harm</i> is caused.</p> <p>AO6.4 Lining or other suitable treatment of erosion prone areas is established and maintained at discharge points.</p>
Roads	
<p>PO7 The safety and amenity of <i>residential uses</i> fronting the haulage route is not compromised through dust and extracted materials on roads.</p>	<p>AO7 No acceptable outcome is prescribed.</p> <p>Note - Fulfilment of this performance outcome may include that:</p> <ol style="list-style-type: none"> (1) the load is covered; and (2) wheel cleaning equipment is used to prevent wastes, stone and soil adhering to wheels and being deposited on access roads.
<p>PO8 Vehicle access to, from, and within the <i>Extractive industry</i> site is provided to:</p> <ol style="list-style-type: none"> (1) be adequate for the type and volume of traffic generated; (2) not create or worsen any traffic hazard; (3) not have adverse effects on the amenity of the locality; and (4) ensure disturbance to surrounding land uses is minor and that impacts from emissions are minimised. 	<p>AO8.1 The proposed haulage route to and from the site is along sealed roads and does not require heavy vehicles to traverse residential or rural residential streets.</p> <p>AO8.2 The haulage route is on roads that are designed and constructed to a standard to meet the needs of the traffic generated by the use without compromising the safety and amenity of residential uses fronting the haulage route.</p>
Public Safety	
<p>PO9</p>	<p>AO9 Fencing that is 1.8 metre in height is erected and maintained to prevent unauthorised access to active areas including:</p>

Performance Outcomes	Acceptable Outcomes
<p>An <i>Extractive industry</i> is designed and operated to minimise impacts on the safety of persons not associated with the use.</p>	<ul style="list-style-type: none"> (1) roads; (2) excavation areas (excluding rehabilitated areas); (3) buildings and machinery; and (4) any areas which may pose a health or safety risk to persons.
Rehabilitation	
<p>PO10 Rehabilitation of an <i>Extractive industry</i> site achieves:</p> <ul style="list-style-type: none"> (1) restoration and rehabilitation of excavated areas progressively over the life of the development to achieve a stable and environmentally sustainable landform that is suitable for a future land use; (2) progressive/staged rehabilitation works that minimises the visual impact of large tracts of extracted areas; (3) appropriate clean-up works (taking particular account of areas of possible soil contamination); (4) an agreed landform and soil profiles; (5) suitable revegetation; (6) provision of suitable financial bonds to ensure rehabilitation works occur; (7) the rehabilitation, with native riparian vegetation, of streams, creeks and drainage lines; and (8) the removal and proper disposal of machinery, rubbish, stockpiles, site office and other infrastructure resulting from the use. 	<p>AO10.1 The <i>Extractive industry</i> provides for all rehabilitation works to be undertaken in accordance with an approved final landform design and site rehabilitation plan prepared by a <i>suitably qualified person</i> (Master Rehabilitation Plan).</p> <p>AO10.2 A Master Rehabilitation Plan will include:</p> <ul style="list-style-type: none"> (1) general rehabilitation actions and concepts; (2) indicative staging of proposed operations over the entirety of the area subject to approval; (3) criteria for preparation of Detailed Rehabilitation Plans for each stage including: <ul style="list-style-type: none"> (a) all technical aspects of rehabilitation including restoration works, earthworks and re-vegetation works including plant species and densities; (b) erosion and sediment control actions associated with restoration; (c) anticipated life of the stage and any progressive rehabilitation works planned; (d) any on-going maintenance for the applicable stage; and (e) accurate boundaries for each applicable stage; (4) Criteria for the provision of suitable financial bonds to ensure the effective return of disturbed areas to acceptable land use suitability including: <ul style="list-style-type: none"> (a) the submission of a rehabilitation bond prior to the commencement of each stage; (b) the bond to be based on an anticipated full rehabilitation cost for the stage area by a third party; and (c) provisions for the annual review of the bond taking into account CPI, actual excavated area and rehabilitation works completed; and (5) A process for the approval by Council of detailed Rehabilitation Plans prior to the commencement of each stage.

Performance Outcomes	Acceptable Outcomes
<p>PO11 Rehabilitation allows for:</p> <ul style="list-style-type: none"> (1) the use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation; (2) the safety of the public and native fauna; (3) appropriate water depth and batter slopes, which can support aquatic vegetation; and (4) water quality of a standard which can support aquatic vertebrates and invertebrates. 	<p>AO11 No acceptable outcome is prescribed.</p>

9.3.7 General Development Provisions Code



9.3.7.1 Application

This code applies to development identified as requiring assessment against the General Development Provisions Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.7.2 Purpose

- (1) The purpose of the General Development Provisions Code is to ensure development maintains community health and well-being, and protects environmental values by preventing or mitigating environmental emissions.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development;
 - (i) ensures adjacent lands and environmental values are protected by preventing or minimising emissions that have the potential to cause *environmental harm* or *environmental nuisance* resulting from the release of contaminants, particularly noise, odour, light, dust and particulates;
 - (ii) maintains neighbouring amenity and lifestyle values;
 - (iii) operates in a manner that protects the health of the community both on and adjacent to the site;
 - (iv) manages waste and recyclables to protect the health and amenity of persons;
 - (v) being a *sensitive land use*, does not impact on the operation or long term viability of adjacent existing lawful uses;
 - (vi) does not impact on stormwater flooding or the drainage of properties external to the site;
 - (vii) is provided with sufficient on-site wastewater disposal, that is determined by a *suitably qualified person*, to meet the needs of residents and users; and
 - (viii) is provided with sufficient on-site water supply to meet the needs of the development where located outside a *drinking water connection area*.

Table 9.3.7.3.1— Criteria for Assessable Development Only

Performance Outcomes	Acceptable Outcomes															
Acoustic Amenity and Noise																
<p>PO1 Development is located, designed, constructed and operated to ensure that noise emissions do not cause <i>environmental harm</i> or <i>environmental nuisance</i> to sensitive receivers.</p> <p>Note - this performance outcome also applies to noise emissions generated by sensitive land uses, from sources such as communal areas, service areas, plant and equipment.</p>	<p>AO1</p> <p>(1) Development involves activities that are inaudible from an adjacent <i>sensitive receiver</i> or would not cause noise related <i>environmental harm</i> or <i>environmental nuisance</i> sensitive receiver, or</p> <p>(2) The emission of noise from the premises must not exceed the following levels:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Time Period</th> <th style="background-color: #d3d3d3;">At A Sensitive Land Use</th> <th style="background-color: #d3d3d3;">At Commercial Premises</th> </tr> </thead> <tbody> <tr> <td>7:00am-10:00pm</td> <td>Background +5dB(A)</td> <td>Background +10dB(A)</td> </tr> <tr> <td>10:00pm-7:00am (sleeping areas)</td> <td>35dB(A)</td> <td>Background +8dB(A)</td> </tr> <tr> <td>10:00pm-7:00am (living areas)</td> <td>40dB(A)</td> <td>Background +8dB(A)</td> </tr> <tr> <td>10:00pm-7:00am (unless otherwise specified)</td> <td>Background +3dB(A)</td> <td>Background +8dB(A)</td> </tr> </tbody> </table> <p>Note -</p> <p>(1) Levels are measured as the adjusted maximum sound pressure level as defined in the Noise Measurement Manual (Environmental Protection Agency, 2000).</p> <p>(2) Noise generated from vehicle movements on the site, including noise from entering or exiting the vehicle, shall not be considered when assessing the Acceptable Outcome AO1.</p> <p>(3) Background=LA90</p> <p>OR;</p> <p>(3) Development achieves the Acoustic Quality Objectives for Sensitive Receptors listed within the Environmental Protection (Noise) Policy 2008.</p> <p>Note - where the adjacent sensitive land use is not listed in the Environmental Protection (Noise) Policy 2008, the development will achieve the noise levels specified in AO1 (2)</p>	Time Period	At A Sensitive Land Use	At Commercial Premises	7:00am-10:00pm	Background +5dB(A)	Background +10dB(A)	10:00pm-7:00am (sleeping areas)	35dB(A)	Background +8dB(A)	10:00pm-7:00am (living areas)	40dB(A)	Background +8dB(A)	10:00pm-7:00am (unless otherwise specified)	Background +3dB(A)	Background +8dB(A)
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<p>PO2 Air conditioning units, refrigeration units and any other form of mechanical ventilation or extraction systems do not adversely impact on the acoustic amenity of surrounding <i>sensitive receivers</i>.</p>	<p>AO2 Roof-top mounted plant and equipment is located away from surrounding <i>sensitive land uses</i> and is acoustically shielded to maintain the background noise levels (L90) at the nearest <i>sensitive receiver</i>.</p>															
<p>PO3 Development does not involve activities that would cause vibration related <i>environmental harm</i> or <i>environmental nuisance</i> to a sensitive receiver.</p>	<p>AO3 No Acceptable Outcome is prescribed.</p> <p>Editor's Note - the proponent may need to obtain a vibration impact assessment or alternatively include vibration details within an environmental impact report for the site which demonstrates that the acceptable outcomes come be achieved.</p>															

Performance Outcomes

Acceptable Outcomes

Air Emissions - Dust, Particulates and Odour

PO4
 Development (excluding Intensive animal industry) is sited, designed and operated to avoid the generation of odour emissions of a level that have the potential to cause *environmental harm* to a *sensitive receiver*.
Editor's Note - The Intensive Animal Industry Code contains the assessment benchmarks for Air Emissions - Dust, Particulates and Odour applicable to Intensive animal industries.

AO4
 No Acceptable Outcome is prescribed.
Note - An applicant is likely to be required to provide an Assessment Report prepared by a suitably qualified person in relation to odour impacts. The assessment is to be prepared in accordance with the Guideline - Odour Impact Assessment for Developments - Department of Environment and Heritage Protection, for modelled odour concentrations.

PO5
 Development (excluding Intensive animal industry) does not create dust or particulate nuisance at any point beyond the boundary of the site.
Editor's Note - The Intensive Animal Industry Code contains the assessment benchmarks for Air Emissions - Dust, Particulates and Odour applicable to Intensive animal industries.

AO5
 Development (excluding Intensive animal industry) does not involve activities that would cause dust related *environmental harm* or *environmental nuisance*; or
Note - in assessing potential dust emissions, consideration will include emissions from the use itself, on site unsealed roads or parking sites, and any other incidental source associated with the development.
 (1) Development (excluding Intensive animal industry);
 (a) does not result in particle emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008;
 (b) generates dustfall, averaged over a 30 day period of time, that does not exceed 130mg/m²/day when measured at the site boundary.
Note - An applicant is likely to be required to provide an Assessment Report prepared by a suitably qualified person in relation to dust and particulate impacts.
Note - Where development is likely to create ongoing significant dust issues an Applicant may be required to provide a 'site based management plan' which adequately addresses dust mitigation measures includes;
 (1) an adequate water supply available at all times in order to undertake proactive dust reduction measures e.g. watering of access roads;
 (2) areas within the site that are frequently used for vehicular purposes are imperviously sealed or treated to reduce dust emissions; and
 (3) activities undertaken on site that create dust are performed in an enclosed structure with suitable dust extraction and filtration systems.

PO6
 Air emission vents or stacks are sited to ensure that surrounding land uses are not exposed to concentrated levels of air contaminants.

AO6
 Exhaust stacks are located the maximum practical distance away from the boundary of the development site.

Outdoor Lighting and Glare

PO7
 Development does not impact on the amenity of nearby *sensitive receivers* as a result of light spill.

AO7.1
 Development:
 (1) provides no outdoor lighting as part of the development; or
 (2) provides only minor external lighting devices, located, designed and installed to:
 (a) be consistent with and appropriate to the surrounding character and amenity; and
 (b) minimise the impact of direct and indirect light spillage on surrounding *sensitive land uses*; or
Note - Effective methods to comply with outcome AO7.1 (2) include:
 (a) providing covers or shading around lights that prevent direct light

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spillage on neighbouring premises or roadways; or
 (b) directing lights downwards to prevent direct light spillage on neighbouring premises or road ways; and
 (c) positioning and/or directing lights away from sensitive land uses; and
 (d) enabling the brightness of lights to be adjusted to lower output levels where appropriate; and
 (e) use of motion sensor lights or electronic controls to switch off lights when not required.

(3) provides external lighting which is compliant with the technical parameters, design, installation, operation and maintenance standards of the following as applicable:
 (a) outdoor lighting complies with the requirements of Australian Standard AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting; and
 (b) sporting fields and sporting courts, comply with the requirements of Australian Standard AS4282-1997 – Control of the Obtrusive Effects of Outdoor Lighting and a compliance statement by a lighting designer has been provided in accordance with the Australian Standard (Section 4).

Note - An applicant may be required to provide a lighting proposal and impact assessment (environmental and amenity) as part of the application to demonstrate that the lighting will not create nuisance issues for surrounding sensitive land uses.

AO7.2
 Development operating at night;
 (1) provides that the alignment of streets, driveways and parking areas avoid light from vehicle headlights falling directly upon any window or outdoor recreational area of adjacent residential dwellings; or
 (2) provides a solid screen fence prevents light from vehicle headlights falling directly upon any window or outdoor recreational area of adjacent residential dwellings.

PO8
 Development does not impact on the amenity of the surrounding area or cause nuisance as a result of glare or reflection.

AO8
 No Acceptable Outcome is prescribed.

Waste Management

PO9
 Development provides:
 (1) sufficient area for the storage of waste and recyclables; and
 (2) for the separation of wastes to maximise alternatives to disposal.

AO9.1
 All waste produced on site is stored in approved containers of a sufficient capacity to receive all waste generated by the development.

AO9.2
 Waste and recyclables are managed in accordance with the *Waste Reduction and Recycling Act 2011*.

AO9.3
 Waste and recyclables produced on site are managed in accordance with the waste and resource management hierarchy* specified in the *Waste Reduction and Recycling Act 2011*.

**Editor's Note - The waste and resource management hierarchy is the*

Performance Outcomes	Acceptable Outcomes
	<p>following precepts, listed in the preferred order in which waste and resource management options should be considered—</p> <p>(a) AVOID unnecessary resource consumption;</p> <p>(b) REDUCE waste generation and disposal;</p> <p>(c) RE-USE waste resources without further manufacturing;</p> <p>(d) RECYCLE waste resources to make the same or different products;</p> <p>(e) RECOVER waste resources, including the recovery of energy;</p> <p>(f) TREAT waste before disposal, including reducing the hazardous nature of waste;</p> <p>(g) DISPOSE of waste only if there is no viable alternative.</p>
<p>PO10 Development is designed to ensure that waste storage and collection can be undertaken in a safe and convenient manner.</p>	<p>AO10.1 Development:</p> <p>(1) has a street frontage (exclusive of driveways) of 1 metre per 240L wheeled bin service required; or</p> <p>(2) provides waste container/s which are able to be accessed on site by collection vehicles being able to enter and leave the premises in forward gear, or sufficient and accessible road frontage exists to allow the containers to be placed kerbside for collection; or</p> <p>(3) provides an alternate storage and collection method for adequate storage capacity and safe collection of waste in accordance with the <i>Waste Reduction and Recycling Act 2011</i>.</p> <p>AO10.2 Development provides unobstructed access to the container for removal of the waste by the local government or waste collection entity.</p> <p>AO10.3 Development, which includes the provision of roads including private or public roads, designs and constructs such roads to provide access by waste collection vehicles to each tenancy or the container storage area/s.</p>
<p>PO11 Development ensures the placement of waste containers does not create a health or amenity nuisance.</p>	<p>AO11 Development provides:</p> <p>(1) a dedicated area for refuse storage that is screened or otherwise located to avoid visual impacts on streetscapes, public spaces and adjoining properties; and</p> <p>(2) an:</p> <p>(a) elevated stand for holding all waste containers at the premises; or</p> <p>(b) imperviously paved and drained area, upon which can be stood all waste containers at the premises; and</p> <p>(c) a hose cock and hose in the vicinity of the stand or paved area.</p>
<p>PO12 Putrescible waste generated as a result of the development does not cause odour nuisance issues for surrounding land uses.</p>	<p>AO12 Development stores all putrescibles waste in a manner that prevents odour nuisance and fly breeding and is disposed of at intervals not exceeding seven (7) days.</p> <p>Note - Examples of acceptable outcomes may, either permanently or as required, include:</p> <p>(a) storing putrescible waste at low temperatures; and/or</p> <p>(b) increased frequency of collection to avoid the generation of odours.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO13 Development involving: (1) reconfiguring of a lot creating 4 or more new lots; (2) the construction or demolition of buildings over 400m² GFA; (3) <i>Multiple dwellings</i> being 4 or more dwellings; (4) <i>Intensive animal industry</i>; (5) regulated waste; manages waste and recycling from the development to ensure optimum resource recovery and waste minimisation.</p>	<p>AO13 Development provides and implements a Waste Management Plan (WMP) for pre-construction, construction and post-construction stages addressing: (1) the management of waste and recyclables in accordance with the <i>Waste Reduction and Recycling Act 2011</i>; (2) waste and recyclables produced on site are managed in accordance with the waste and resource management hierarchy specified in the <i>Waste Reduction and Recycling Act 2011</i>; (3) optimisation of resource recovery; (4) waste minimisation and disposal procedures; (5) management of: (a) construction and demolition waste; (b) organic waste including vegetation clearing; (c) hazardous waste; (6) ongoing waste and resource recovery measures to be provided once the development is operational; (7) access and infrastructure required to enable waste and recycling services to be effectively provided; and (8) review process for the WMP to allow for ongoing flexibility, adaptability and new innovation.</p>
General Amenity	
<p>PO14 The use of vehicles associated with the development does not impact on the safe or convenient use of the road network.</p>	<p>AO14.1 Loading or unloading activities are undertaken within the site.</p>
	<p>AO14.2 Development provides that all vehicles associated with the use can be parked on the site.</p>
	<p>AO14.3 Development has access to the road network is via a constructed road. Note - Acceptable Outcome AO14.3 does not reduce or eliminate the need to comply with other Performance Outcomes that may require a higher or specific standard of road.</p>
Reverse Amenity	
<p>PO15 Development involving a <i>sensitive land use</i> in close proximity to existing lawful land uses that generate noise, dust, odour and other emissions, are located and designed to not impede the operation of the existing lawful use. Editor's Note - Development design principles may include; (1) <i>locating open space and roadways to increase separation distances</i>; (2) <i>use of dense landscaping as a visual and particulate barrier</i>; (3) <i>reducing residential densities adjacent to impacting sites</i>; (4) <i>building design, including air conditioning</i>; and (5) <i>providing barriers to impacting sites</i>.</p>	<p>AO15 No Acceptable Outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
Stormwater - Quantity	
<p>PO16 Stormwater quantity management outcomes demonstrate no adverse impact on stormwater flooding or the drainage of properties external to the subject site.</p>	<p>AO16.1 A site based stormwater quantity management plan (SQMP) is prepared by a <i>suitably qualified person</i> and demonstrates achievable stormwater quantity control measures for discharge during operational phases of development designed in accordance with the Queensland Urban Drainage Manual (QUDM).</p> <p>AO16.2 Stormwater flows discharged from development are either within the capacity of the downstream drainage system such that non-worsening occurs, or are mitigated to pre-development characteristics.</p>
On-site Wastewater Disposal	
<p>PO17 Where located outside a <i>wastewater connection area</i>, development is provided with sufficient on-site wastewater disposal, that is determined by a <i>suitably qualified person</i>, to meet the needs of residents and users.</p>	<p>AO17 No Acceptable Outcome is Prescribed</p>
On-site Water Supply	
<p>PO18 Where reticulated water supply is unavailable, the development is provided with sufficient on-site water supply to meet the needs of residents and users.</p>	<p>AO18 No Acceptable Outcome is Prescribed.</p>

9.3.8 Home Based Business Code



9.3.8.1 Application

This code applies to development identified as requiring assessment against the Home Based Business Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.8.2 Purpose

- (1) The purpose of the Home Based Business Code is:
 - (a) to allow and encourage small scale business to establish and develop; and
 - (b) to ensure business activities are integrated within a dwelling, whilst ensuring the primary use of the land remains residential and the amenity of the residential neighbourhood is maintained.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Home based business:
 - (i) is domestic in scale and operates in a manner that is subservient and ancillary to the primary residential use on the premises;
 - (ii) integrates visually with the surrounding built and natural environment;
 - (iii) is managed so that impacts that have the potential to cause *environmental harm* or *environmental nuisance* are managed within the site itself;
 - (iv) does not require the services, facilities, accessibility or amenities of a commercial or industrial centre or would not be more appropriately located in a commercial or industrial zone;
 - (v) does not include Industrial Activities other than *minor industrial activities* in *residential areas*, or in close proximity to residential uses;
 - (vi) operates in a manner that maintains acceptable standards to protect the health and amenity of the community both on and adjacent to the site; and
 - (vii) immediately accesses a road of a standard that can safely carry traffic generated by the use.

9.3.8.3 Assessment Benchmarks

Table 9.3.8.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Scale and Operation	
PO1 The <i>Home based business</i> : (1) is of a scale and nature that is consistent with	AO1.1 A <i>Home based business</i> ; (1) is carried out by residents of the <i>dwelling</i> and

Performance Outcomes	Acceptable Outcomes
<p>that of a single dwelling; and (2) maintains the safety and amenity of the locality and (3) does not impact on the amenity of surrounding premises as a result of emissions including odour and noise.</p>	<p>involves only one non-resident employee on the site at one time; (2) is conducted entirely within the <i>dwelling</i> and/or any associated <i>domestic outbuilding</i> on the site; and (3) stores equipment, goods and materials associated with the use inside the <i>dwelling</i> or associated <i>domestic outbuilding</i>.</p> <p>AO1.2 A <i>Home based business</i> does not: (1) hire out materials, goods, appliances or vehicles stored on-premises; or (2) involve the display of products that are visible from the site's road frontage or an adjoining property; or (3) service or repair lawn mowers, outboard engines or motors; or (4) store goods external to a building; or (5) store chemicals, gases or other hazardous materials; or (6) involve <i>Industrial Activities</i> other than <i>minor industrial activities</i>.</p> <p>AO1.3 Except for <i>bed and breakfast</i> or home based childcare, the total <i>gross floor area</i> used exclusively for all <i>home based business</i> activity on the site, including storage, is a maximum of 50m².</p> <p>AO1.4 With the exception of noise generated by the arrival and departure of vehicles to the premises, a <i>Home based business</i> does not generate any noise audible beyond the boundary of the site.</p>
Advertising Devices	
<p>PO2 The <i>Home based business</i> ensures that advertising devices are discrete and complementary to the character of the surrounding area.</p>	<p>AO2 Only 1 advertising device is displayed on the premises and the sign: (1) has a maximum sign face area of: (a) 0.3m² where located on a site not exceeding 2,000m² in area; or (b) 0.5m² located on a site exceeding 2,000m² in area; (2) is attached to a fence or wall; and (3) is not illuminated, flashing, moving or rotating.</p>
Operating Hours	
<p>PO3 The operating hours of a <i>Home based business</i>: (1) is compatible with the nature and type of use on adjoining premises; and (2) does not have an adverse impact on the amenity of adjoining residences.</p>	<p>AO3 A <i>Home based business</i>, other than for office activities, <i>domestic boarding</i> or a <i>bed and breakfast</i>, must only be conducted: (1) between the hours of 7am to 7pm Monday to Saturday; and (2) not on Sundays or public holidays.</p>

Performance Outcomes	Acceptable Outcomes
Traffic	
PO4 Vehicles associated with and vehicle movements generated by a <i>Home based business</i> do not cause noise nuisance or generate more traffic than reasonably expected in the zone.	AO4.1 A <i>Home based business</i> does not involve or require the use of or visit by a vehicle larger than a small rigid vehicle.
	AO4.2 Loading or unloading activities are undertaken within the site.
	AO4.3 A <i>Home based business</i> does not generate more than 15 <i>vehicle trips per day</i> excluding vehicle trips of residents of the <i>dwelling</i> or employees.
Parking	
PO5 Sufficient on-site car parking is available to satisfy the needs of the <i>Home based business</i> .	AO5 A <i>Home based business</i> provides that all vehicles associated with the use can be, and are, parked on the site at all times.
Additional Matters - Bed and Breakfast	
PO6 A <i>bed and breakfast</i> is small-scale and subordinate to the <i>Dwelling house</i> or <i>Dual occupancy</i> and ensures: <ol style="list-style-type: none"> (1) the primary function of the <i>Dwelling house</i> or <i>Dual occupancy</i> is retained; (2) the number of residents, including permanent residents and guests, is consistent with the residential capacity of the dwelling; and (3) the use is compatible with the character and built form expectations for development in the zone. 	AO6 A <i>bed and breakfast</i> : <ol style="list-style-type: none"> (1) is conducted from a <i>Dwelling house</i> or <i>Dual occupancy</i> by a permanent resident of the <i>dwelling</i>; (2) ensures at least one bedroom within the <i>dwelling</i> is excluded from use by guests; (3) uses a maximum number of three (3) bedrooms per dwelling to accommodate guests; (4) accommodates a maximum number of six (6) guests per <i>dwelling</i> at any one time; and (5) is contained within a single building under the same roof and not in a separate building to the <i>dwelling</i>. <p>Editor's Note - A <i>bed and breakfast</i> includes a <i>farm stay</i> which involves short-term accommodation in a house occupied by residents of the farm.</p> <p>Editor's Note - See <i>Short-term accommodation</i> in regard to letting dwellings for tourists or travellers where the use is not conducted by a permanent resident of the dwelling.</p>
PO7 <i>Bed and breakfast</i> accommodation is provided for short-term stay only.	AO7 Guests stay no more than 14 consecutive nights.
PO8 Privacy is provided for guests of the <i>bed and breakfast</i> .	AO8 Guests are provided with a bedroom capable of being enclosed and secured to prevent visual or other intrusion by other persons.
PO9 Sufficient parking spaces are provided on the site to cater for guests of the <i>bed and breakfast</i> .	AO9 A minimum of 1 (one) on-site car parking space per guest bedroom is provided in addition to the car parking spaces required for a <i>dwelling house</i> or <i>dual occupancy</i> .
	<p>Note - car parking spaces may be provided in a tandem configuration, provided that all spaces are wholly contained within</p>

Performance Outcomes	Acceptable Outcomes
	<i>the site such that parked vehicles do not protrude into the road reserve.</i>
Additional Matters - Domestic Boarding	
<p>PO10 <i>Domestic boarding</i> is small-scale and subordinate to the <i>Dwelling house</i> or <i>Dual occupancy</i> and ensures: (1) the primary function of the <i>Dwelling house</i> or <i>Dual occupancy</i> is retained; (2) the number of boarders is consistent with the residential capacity of the <i>dwelling</i>; and (3) the use is compatible with the character and built form expectations for development in the zone.</p>	<p>AO10 <i>Domestic boarding</i>: (1) is conducted within a self-contained <i>dwelling</i>; (2) is conducted by a permanent resident of the <i>dwelling</i>; and (3) accommodates not more than three boarders at any one time.</p>
<p>PO11 Privacy is provided for boarders.</p>	<p>AO11 Boarders are provided with a bedroom capable of being enclosed and secured to prevent visual or other intrusion by other persons.</p>

Editor's note -

Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a home based business to operate. Home based businesses, in certain circumstances and locations may also require:

- *an Approval pursuant to Councils local laws, particularly accommodation and food uses*
- *development approval being a building or plumbing permit*

When considering commencing a home based business, contact Council for further details

9.3.9 Intensive Animal Industry Code



9.3.9.1 Application

This code applies to development identified as requiring assessment against the Intensive Animal Industry Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.9.2 Purpose

- (1) The purpose of the Intensive Animal Industry Code is to ensure *Intensive animal industry* uses are located, designed and managed to protect:
 - (a) environmental and landscape values; and
 - (b) the amenity of the surrounding locality.
- (2) The purpose of the Intensive Animal Industry Code will be achieved through the following overall outcomes:
 - (a) An *Intensive animal industry*.
 - (i) is appropriately separated from land in a *residential zone*, *Urban Area* or *Investigation Area* (shown on **Strategic Framework Map SFM-01: Communities and Character**) to avoid any adverse impacts on the amenity and character of these areas;
 - (ii) is on a site of sufficient area and located, designed and managed so as not to generate emissions of a level that have the potential to adversely impact the amenity of a *sensitive land use* or a place known or likely to become a *sensitive land use* in the future¹;
 - (iii) is located, designed and managed to avoid adverse impacts on the environmental values of the locality including the water quality of *receiving waters*;
 - (iv) is located and designed to avoid adverse impacts on the landscape character and scenic amenity values of the locality, and visually integrates with the surrounding landscape; and
 - (v) obtains access from roads of a standard that can safely carry the traffic anticipated to be generated by the development.

¹ Refer to the **Note** in Performance Outcome 1 for the parameters to consider in the determination of a "*place known or likely to become a sensitive land use in the future*".

9.3.9.3 Assessment Benchmarks

Table 9.3.9.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Siting and Location	
<p>PO1 The <i>Intensive animal industry</i> is located on a site which has sufficient area to:</p> <ol style="list-style-type: none"> (1) accommodate the use (including all buildings, structures and waste disposal areas involved in the use); and (2) provide adequate setbacks to road frontages and side and rear boundaries, waterways and wetlands and, if a poultry farm, other poultry farms; <p>so as not to have an adverse impact on the amenity of a <i>sensitive land use</i> or a place known or likely to become a <i>sensitive land use</i> in the future*.</p> <p><i>*Note - When determining a "place known or likely to become a sensitive land use in the future", and its location on adjacent lands, the following matters must be considered and demonstrated:</i></p> <ol style="list-style-type: none"> (1) any current development approvals or development applications; (2) the current zoning; (3) the likely location of future dwellings; (4) the availability of a minimum area of 2ha (in one contiguous area) to locate the uses; (5) any development constraints applicable to the land which may limit where a sensitive land use can be located (including but not limited to bushfire hazard, flooding and steep slope); (6) the reasonable construction and delivery of internal infrastructure (including internal driveways and electricity connection); and (7) the availability of a development footprint of reasonable shape and dimension to allow for the future uses. 	<p>AO1.1 Development (excluding poultry farms):</p> <ol style="list-style-type: none"> (1) for the number of animals to be kept, is located on a site which complies with the minimum area, and minimum setbacks to side and rear boundaries and constructed roads provided in Table 9.3.9.3.2 Standards for Small Scale Intensive Animal Industry; or (2) for the number of animals to be kept, is located on a site which complies with the minimum area, and minimum setbacks to side and rear boundaries and constructed roads provided in Table 9.3.9.3.4 Standards for Assessable Intensive Animal Industry. <p>AO1.2 Development involving a poultry farm with less than 1000 birds, is located on a site which complies with the minimum area, and minimum setbacks to side and rear boundaries and constructed roads provided in Table 9.3.9.3.2 Standards for Small Scale Intensive Animal Industry.</p> <p>AO1.3 Development involving a poultry farm with 1000 birds or more:</p> <ol style="list-style-type: none"> (a) is located on a site having a minimum area of 100ha; and (b) can site the poultry farm complex to comply with the minimum setbacks provided in Table 9.3.9.3.5 - Poultry Farming Setback Distances.
Environmental Impacts	
<p>PO2 Appropriate separation distances are maintained between <i>Intensive animal industries</i> and waterways and wetlands to ensure water quality is maintained and protected.</p>	<p>AO2.1 Development (excluding poultry farms):</p> <ol style="list-style-type: none"> (1) for the number of animals to be kept, is located on a site which complies with the minimum setbacks to waterways and wetlands provided in Table 9.3.9.3.2 Standards for Small Scale Intensive Animal Industry; or (2) for the number of animals to be kept, is located on a site which complies with the minimum setbacks to waterways and wetlands provided in Table 9.3.9.3.4 Standards for Assessable Intensive Animal Industry. <p><i>Note - The setbacks to waterways or wetlands of the Water Resource Catchments Overlay will apply to development in the Water Supply Buffer Area in Water Resource Catchments Overlay Maps OM 10.1-4.</i></p>

Performance Outcomes	Acceptable Outcomes
	<p>AO2.2 Development involving a poultry farm with 1000 birds or more is located on a site which complies with the minimum setbacks to waterways and wetlands provided in Table 9.3.9.3.5 - Poultry Farming Setback Distances.</p> <p><i>Note - The setbacks to waterways or wetlands of the Water Resource Catchments Overlay will apply to development in the Water Supply Buffer Area in Water Resource Catchments Overlay Maps OM 10.1-4.</i></p>
Facilities and Infrastructure	
<p>PO3 An <i>Intensive animal industry</i> is located on a site which has access to a reliable water supply.</p>	<p>AO3 Development is provided with a reliable water supply, which has the capacity to store a minimum two week supply for: (1) drinking water for the animals; and (2) water for cleaning and maintenance.</p>
<p>PO4 An <i>Intensive animal industry</i> obtains access from a road and transport route which: (1) can safely carry the number and types of vehicles generated by the development; and (2) has a pavement design, standard and width that can carry the additional number and types of vehicles generated by the development.</p>	<p>AO4 Development is located on a site which has direct access to a <i>constructed road</i>.</p>

Table 9.3.9.3.2 Standards for Small Scale Intensive Animal Industry

Number of animals kept	Minimum site area (hectares)	Minimum setback to side and rear boundaries (metres)	Minimum setback to a constructed road (metres)	Minimum setback to a water way or wetland (metres)	Minimum setback to a Water supply (well, bore &/or dam) used for human consumption (metres)	Upper flood margin level of an urban water supply storage (metres)
Cattle (Standard Units)						
1-10	5	50	50	50	50	800
10-50	20	100	100	50	50	800
51-149	50	150	150	100	50	800
Pigs (Standard Pig Units)						
1	1	15	20	20	50	800
2-10	10	50	100	50	50	800
11-50	50	200	200	50	50	800
Goats, Sheep, Alpaca and Llama in total						
1-50	5	50	50	50	50	800
51-300	20	100	100	50	50	800
301-999	40	150	100	100	50	800
Ostrich and Emu in total						
1-10	0.8	20	50	20	50	800
11-20	5	50	50	50	50	800
21-50	10	100	100	50	50	800
51-149	40	150	100	100	50	800
Poultry in total						

Number of animals kept	Minimum site area (hectares)	Minimum setback to side and rear boundaries (metres)	Minimum setback to a constructed road (metres)	Minimum setback to a water way or wetland (metres)	Minimum setback to a Water supply (well, bore &/or dam) used for human consumption (metres)	Upper flood margin level of an urban water supply storage (metres)
101-500	5	50	50	50	50	800
501-999	10	100	100	50	50	800
Quail or Pheasant in total						
1-999 #	5	50	50	50	50	800

! Editor's Note - The keeping of up to 100 poultry is defined as domestic animals. Local laws regulate the type, number, lot size and standards for the keeping of poultry as domestic animals.

Editor's Note - Where keeping of quail or pheasant is for egg or meat production. Local laws regulate quail kept in aviaries as domestic animals including the number, lot size and keeping standards.

Table 9.3.9.3.3— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Siting and Location	
<p>PO1 The <i>Intensive animal industry</i> is located on land which has suitable terrain and is sufficiently elevated to facilitate ventilation and drainage.</p>	<p>AO1 Development is not located: (1) on land exceeding 10% slope; or (2) in the <i>defined flood event</i>; or (3) in an overland flow path.</p>
<p>PO2 An <i>Intensive animal industry</i> is appropriately separated from land in a <i>residential zone, Urban Area or Investigation Area</i> (shown on Strategic Framework Map SFM-01: Communities and Character) to avoid any adverse impacts on the amenity and character of these areas.</p>	<p>AO2 An <i>Intensive animal industry</i> involving an <i>Environmentally Relevant Activity</i>, is located a minimum distance of 2,500 metres from land included in a <i>residential zone, Urban Area or Investigation Area</i> (shown on Strategic Framework SFM-01: Communities and Character).</p>
<p>PO3 The <i>Intensive animal industry</i> is located to conserve the productive characteristics of Agricultural Land Classification (ALC) Class A and Class B land (shown on Overlay Map OM-01 - Agricultural Land Overlay).</p>	<p>AO3 Buildings are not located on ALC Class A or Class B land (shown on Overlay Map OM-01 - Agricultural Land Overlay).</p>
Environmental Impacts	
<p>PO4 The <i>Intensive animal industry</i> avoids adverse impacts on the water quality of any receiving waters arising from: (1) the release of sediment, nutrients, chemicals or other pollutants; (2) the alteration of stormwater quality and hydrological processes; and (3) waste water.</p>	<p>AO4 No Acceptable Outcome provided.</p>
<p>PO5 Liquid and solid waste disposal including carcass disposal does not result in <i>environmental harm</i> or <i>environmental nuisance</i> or adversely impact water quality of receiving waters.</p>	<p>AO5 No Acceptable Outcome provided.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO6 The <i>Intensive animal industry</i> avoids adverse impacts on the water quality of any <i>receiving waters</i> arising from:</p> <ol style="list-style-type: none"> (1) the release of sediment, nutrients, chemicals or other pollutants; (2) the alteration of stormwater quality and hydrological processes; and (3) waste water. 	<p>AO6 No Acceptable Outcome is prescribed.</p>
<p>PO7 The <i>Intensive animal industry</i> is located, designed and managed so as not to generate odour emissions of a level that has the potential to cause <i>environmental harm</i> or <i>environmental nuisance</i> at a <i>sensitive land use</i> or a place known or likely to become a <i>sensitive land use</i> in the future.</p> <p>Note - When determining a "place known or likely to become a sensitive land use in the future", and its location on adjacent lands, the following matters must be considered and demonstrated:</p> <ol style="list-style-type: none"> (1) any current development approvals or development applications; (2) the current zoning; (3) the likely location of future dwellings; (4) the availability of a minimum area of 2ha (in one contiguous area) to locate the uses; (5) any development constraints applicable to the land which may limit where a sensitive land use can be located (including but not limited to bushfire hazard, flooding and steep slope); (6) the reasonable construction and delivery of internal infrastructure (including internal driveways and electricity connection); and (7) the availability of a development footprint of reasonable shape and dimension to allow for the future uses. <p>¹Note - Use of site-specific meteorological data, obtained through a suitably configured and on-site weather station, deployed for a minimum of 12 months, is required to confirm local weather behaviour and inform the odour report.</p> <p># Editor's Note - Where keeping of quail or pheasant is for egg or meat production. Local laws regulate quail kept in aviaries as domestic animals including the number, lot size and keeping standards.</p>	<p>AO7.1 For poultry farms involving 300,000 birds or less, development is located to meet the separation distances as determined using the S-factor* methodology to:</p> <ol style="list-style-type: none"> (1) a <i>sensitive land use</i>, or a place known or likely to become a <i>sensitive land use</i> in the future, in a rural zone; and (2) the boundary of a non-rural zone. <p>*Note - S-factor must be calculated in accordance with Queensland Guidelines Meat Chickens Farms: Appendix 2 - Calculating separation distances. Note - Where the separation distance required by the S-factor formula cannot be achieved, or the poultry farm involves more than 300,000 birds, a site-specific plume dispersion modelling must be conducted to address AO7.2-AO7.4. Note - Applies to the keeping of quail for egg or meat production. Local laws regulate quail kept in aviaries as domestic animals including the number, lot size and keeping standards.</p> <p>AO7.2 Where adjacent to a site that contains a <i>sensitive land use</i>, an <i>Intensive animal industry</i> is located, designed and managed to ensure that odour concentrations do not exceed 2.5 odour units, 1-hour average, 99.5th percentile¹:</p> <ol style="list-style-type: none"> (1) within 200m of the existing adjacent <i>sensitive land use</i>; and (2) over more than 50% of the area of the adjacent site. <p>AND</p> <p>AO7.3 Where adjacent to a site that does not contain a <i>sensitive land use</i>, an <i>Intensive animal industry</i> is located, designed and managed to ensure that odour concentrations do not exceed 2.5 odour units, 1-hour average, 99.5th percentile¹:</p> <ol style="list-style-type: none"> (1) over more than 50% of the area of the adjacent site; and (2) where involving a site less than 20ha, at a place on the adjacent site known or likely to become a <i>sensitive land use</i> in the future[#]. <p>AND</p> <p>AO7.4</p>

Performance Outcomes	Acceptable Outcomes
	An <i>Intensive animal industry</i> is located, designed and managed to ensure that odour concentrations do not exceed 1 odour unit, 1-hour average, 99.5th percentile ¹ at the boundary of land in a non-rural zone.
PO8 The <i>Intensive animal industry</i> does not generate emissions (in terms of dust, noise and lighting) of a level that has the potential to cause <i>environmental harm</i> or <i>environmental nuisance</i> at any point beyond the boundary of the site.	AO8.1 Development does not cause <i>environmental harm</i> or <i>environmental nuisance</i> to adjacent properties by ensuring: <ol style="list-style-type: none"> (1) access points and roads are located to minimise noise impacts to adjoining properties; and (2) the design and siting of all mechanical equipment including fans, pneumatic feed systems and other equipment, minimises the generation of mechanical noise and the potential for off-site vibration.
	AO8.2 All external lighting is designed and operated in accordance with the Australian Standard AS4282: The Control of Obtrusive Effects of Outdoor Lighting.
	AO8.3 Development: <ol style="list-style-type: none"> (1) does not result in particle emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008 at any point beyond the site boundary; and (2) generates dust fall, averaged over a 30 day period of time, that does not exceed 130mg per m² per day when measured at any point beyond the site boundary.
Amenity	
PO9 Buildings and structures associated with the <i>Intensive animal industry</i> are sited and designed to avoid adverse impacts on the scenic amenity and landscape character of the surrounding area.	AO9 Buildings associated with the development are finished externally in muted natural colours so as to visually blend with the surrounding rural and natural environment. <i>Editors' Note - colours may include greens and light browns.</i>

Table 9.3.9.3.4 Standards for Assessable Intensive Animal Industry

Maximum number of animals kept	Minimum site area (hectares)	Minimum setback to any side boundary (metres)	Minimum setback to a waterway or wetland (metres)	Minimum setback to a water supply (well, bore &/or dam) used for human consumption (metres)	Upper flood margin level of an urban water supply storage (metres)
Cattle (Standard Cattle Units)					
150-500	40	250	50	100	800
500+	150	500	100	100	800
Pigs (Standard Pig Units)					
51-400	80	250	50	100	800
Goats, Sheep, Alpaca and Llama (all measured as Standard Sheep Units) in total					
1000+	40	200	100	100	800

Maximum number of animals kept	Minimum site area (hectares)	Minimum setback to any side boundary (metres)	Minimum setback to a waterway or wetland (metres)	Minimum setback to a water supply (well, bore &/or dam) used for human consumption (metres)	Upper flood margin level of an urban water supply storage (metres)
Ostrich and Emu in total					
150+	40	150	100	100	800
Quail or Pheasant in total					
1000+ #	10	50	100	50	800

Editor's Note - The keeping of quail for egg or meat production. Local laws regulate quail kept in aviaries as domestic animals including the number, lot size and keeping standards.

Table 9.3.9.3.5 - Poultry Farming Minimum Boundary Setbacks

Aspect	Distance in Metres (measured from poultry farm building complex to relevant aspect)
Areas of Environmental Interest	
Surveyed bank of a permanent water course	100
Water supply dam	250
Upper flood margin level of an urban water supply storage	800
Wetlands	250
Other surface waters (not covered by other categories)	100
<i>Constructed road</i>	Road carrying >50 vehicles per day – 200 Road carrying <50 vehicles per day - 100
Another poultry farm	1 kilometre between new and existing meat chicken farm complexes and any alternative form of intensive farming (chickens, turkeys, guineafowl, ducks, geese, quails, pigeons, pheasants, partridges, ostriches and emus reared or kept in captivity); 5 kilometres between a meat chicken farm complex and a meat chicken breeder farm.

9.3.10 Intensive Horticulture and Wholesale Nursery Code



9.3.10.1 Application

This code applies to development identified as requiring assessment against the Intensive Horticulture and Wholesale Nursery Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.10.2 Purpose

- (1) The purpose of the Intensive Horticulture and Wholesale Nursery Code is to ensure development is appropriately located and operated in a manner which minimises adverse amenity and environmental impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *Intensive horticulture and Wholesale nurseries*:
 - (i) are appropriately sited and operated according to the type of proposed use and surrounding existing and planned uses;
 - (ii) provide for appropriate separation distances to site boundaries or other mitigation measures to minimise land use conflict;
 - (iii) are of a scale and intensity that is compatible with the preferred character of the zone and local area;
 - (iv) are managed so that significant environmental impacts are contained within the site itself; and
 - (v) ensure access roads are of a standard that can safely carry traffic generated by the development having regard to the type and frequency of existing traffic movement on access roads.

9.3.10.3 Assessment Benchmarks

Table 9.3.10.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Siting and Location	
PO1 Development is located on a site which has sufficient area to: (1) provide for an adequate setback of operations	AO1.1 Development in the Rural Zone has a minimum site area of 5 ha.

Performance Outcomes	Acceptable Outcomes
<p>from road frontages and site boundaries; and (2) mitigate <i>environmental nuisance</i> within its site and is compatible with the character and built form expectations for development in the zone.</p>	<p>AO1.2 Development provides that structures associated with the use are set back a minimum of: (1) 40 metres from the front boundary of the site; and (2) 15 metres from the side and rear boundaries of the site.</p>
	<p>AO1.3 Development provides that, other than structures specified in AO1.2, all development is set back a minimum of: (1) 20 metres from the front boundary of the site; and (2) 10 metres from the side and rear boundaries of the site.</p>
	<p>AO1.4 Where any plants or plant material are removed from the site, the site is directly accessed from a constructed road.</p>

Table 9.3.10.3.2— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Siting and Location	
<p>PO1 Development is located on a site which has sufficient area to: (1) provide for an adequate setback of operations from road frontages and site boundaries; and (2) mitigate <i>environmental nuisance</i> within its site and is compatible with the character and built form expectations for development in the zone.</p>	<p>AO1.1 Development in the Rural Zone has a minimum site area of 5 ha.</p>
	<p>AO1.2 Development provides that structures associated with the use are set back a minimum of: (1) 40 metres from the front boundary of the site; and (2) 15 metres from the side and rear boundaries of the site.</p>
	<p>AO1.3 Development provides that, other than structures specified in AO1.2, all development is set back a minimum of: (1) 20 metres from the front boundary of the site; and (2) 10 metres from the side and rear boundaries of the site.</p>
	<p>AO1.4 Where any plants or plant material are removed from the site, the site is directly accessed from a <i>constructed road</i>.</p>
Scale	
<p>PO2 The scale of buildings and structures associated with the development maintains the rural or semi-</p>	<p>AO2 Buildings and structures associated with the development have a maximum site coverage of:</p>

Performance Outcomes	Acceptable Outcomes
rural landscape amenity and rural character of the surrounding area.	(1) 10% in the Rural Zone; or (2) 5% in any other zone.
Environmental Impacts	
<p>PO3 A development, being a mushroom farm, does not cause <i>environmental harm</i> or <i>environmental nuisance</i> at any point beyond the site boundary.</p> <p><i>Editor's Note - A mushroom farm does not involve the manufacturing of substrate. Manufacturing substrate for mushroom growing is defined as High impact industry.</i></p> <p><i>An Odour Impact Report prepared by a suitably qualified person is likely to be required to demonstrate compliance with this outcome.</i></p>	<p>AO3 No Acceptable Outcome is prescribed.</p>
Water Quality	
<p>PO4 Development incorporates best practice water quality management and retains all impacted run off on the subject site, or treats run off to acceptable standards before leaving the site.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>
Roads	
<p>PO5 Development is accessed via a road that is of a standard to adequately cater for the traffic generated by the use without causing traffic hazards, damage to the road or dust nuisance to persons or property not connected with the use.</p>	<p>AO5 Development is located on a site which has <i>constructed road access</i> suitable for the number and type of vehicles associated with the use.</p>
Waste Management	
<p>PO6 Development provides that disposal of waste water does not have an adverse effect on the environment.</p>	<p>AO6 Development: (1) which involves the pre-treatment of liquid waste provides that: (a) noise generating equipment is acoustically baffled to reduce noise; and (b) covers are provided over odour generating processes with odour stripping of waste air; (2) which involves industrial on-site treatment systems provides that the associated off-site sludge disposal is to an approved waste disposal facility; (3) does not result in discharges to local streams, waterways, natural wetlands or dry watercourses; (4) does not involve bulk storage of hazardous or toxic liquids or gases (e.g. bulk chlorine); and (5) provides that liquid wastes that cannot be disposed of to a sewerage system are to be disposed of off-site to an approved waste disposal facility.</p>

9.3.11 Market Code



9.3.11.1 Application

This code applies to development identified as requiring assessment against the Market Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.11.2 Purpose

- (1) The purpose of the Market Code is to ensure *Markets* are appropriately located and are undertaken in a safe and efficient manner and minimises off-site impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A *Market*:
 - (i) is co-located with existing community facilities or commercial activities;
 - (ii) is conducted at a frequency that is compatible with the character of the local area;
 - (iii) is managed so that significant environmental impacts are contained within the site itself and do not cause nuisance to neighbouring and nearby *sensitive receivers*;
 - (iv) is established where infrastructure and services are available or can easily be provided to meet the needs of users; and
 - (v) does not cause unacceptable impacts on safety, off site amenity, health or infrastructure including the road network as a result of traffic movements and parking.

9.3.11.3 Assessment Benchmarks

Table 9.3.11.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Siting and Location	
<p>PO1 The frequency of operation of a <i>Market</i> does not adversely impact the amenity of the locality, particularly for residents and persons in the vicinity.</p>	<p>AO1 A <i>Market</i> is conducted not more than two days in any calendar month and not more than two consecutive days. <i>Note - Conducting a market does not include set-up and dismantling of a market where no retail activity occurs</i></p>
<p>PO2 A <i>Market</i> provides adequate access to amenities.</p>	<p>AO2 Public toilets: (1) are provided within the area of a <i>Market</i> or are located within 200m of a <i>Market</i>; (2) remain open and accessible for use during <i>Market</i> hours including set-up and dismantling activities; (3) are maintained in a clean, safe and tidy state; and (4) are identified by directional signage indicating their</p>

Performance Outcomes	Acceptable Outcomes
	location.
Amenity	
PO3 A <i>Market</i> is operated at times that does not adversely impact the amenity of neighbouring and nearby <i>sensitive receivers</i> .	AO3 A <i>Market</i> , including setup and dismantling, operates between the hours of 5.00am and 10.00pm.
Environmental Impacts	
PO4 A <i>Market</i> does not cause noise nuisance to neighbouring and nearby <i>sensitive receivers</i> .	AO4 The use of amplified music, megaphones, public address systems and noise generating plant and equipment does not occur between the hours of 9.00pm-7.00am.
Lighting and Glare	
PO5 A <i>Market</i> does not cause light nuisance to neighbouring and nearby <i>sensitive receivers</i> .	AO5 Any temporary lighting is turned off or dismantled immediately on closure of a <i>Market</i> .

9.3.12 Medium Density Residential Uses Code



9.3.12.1 Application

This code applies to development identified as requiring assessment against the Medium Density Residential Uses Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.12.2 Purpose

- (1) The purpose of the Medium Density Residential Uses Code is to ensure that *medium density residential activities* are high quality, attractive and well-designed to provide residents with a high quality living environment and to make a positive contribution to the amenity of the neighbourhood.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development:
 - (i) is designed to create attractive and high quality buildings that add visual interest to the streetscape and contribute positively to the character of a neighbourhood;
 - (ii) supports the provision of housing diversity for various household types to meet the existing and future needs of the community;
 - (iii) is designed to address the street and public spaces and integrate with neighbouring residential premises;
 - (iv) provides a high standard of privacy and amenity for occupants and residents of adjoining residential premises;
 - (v) provides private and communal open space that is adequate and useable to service the recreational needs of residents;
 - (vi) is designed and orientated to promote a safe environment within the site, adjoining streets and public spaces, including safe and convenient pedestrian and vehicle access to and from the site;
 - (vii) incorporates and is supported by infrastructure and services commensurate with the scale of the use and its location;
 - (viii) being *Non-resident workforce accommodation*, is limited to short or medium term accommodation required in conjunction with a specific large-scale project.
 - (ix) larger *Retirement facilities* and *Residential care facilities* and other similar high density residential developments are established in localities that have access to an appropriate level of services and infrastructure to cater for the needs of the future residents of these facilities, and also to ensure that their scale and intensity does not detrimentally impact the communities in which they are located.

9.3.12.3 Assessment Benchmarks

Table 9.3.12.3.1 — Criteria for Assessable Development - Multiple dwelling, Residential Care Facility, Retirement Facility and Rooming Accommodation

Performance Outcomes	Acceptable Outcomes
Design and Appearance	
PO1 Development is designed to: (1) create visual interest and contribute positively to the streetscape and character of the area; and (2) visually integrate with the desired built form of the area as expressed by the zone.	AO1.1 A building: (1) has a maximum unarticulated length of 5 metres to any street frontage or public space; and (2) includes articulation such as windows and openings, verandahs, balconies and wall variations.
	AO1.2 The building design, scale, roof form, articulation, materials and colours are compatible and integrate with the intended character of the area.
PO2 Buildings are orientated and designed to address the street and public spaces.	AO2 No acceptable outcome is prescribed.
Car Parking Area and Vehicular Access	
PO3 The car parking area, vehicular access and associated structures do not dominate the street frontage of the development.	AO3 No acceptable outcome is prescribed.
PO4 Development is accessible to vehicles, pedestrians and cyclists and has immediate legal and practical access via a constructed road.	AO4 No acceptable outcome is prescribed.
Privacy	
PO5 The building is designed to minimise adverse privacy impacts for the occupants of the building and neighbouring dwellings.	AO5.1 The habitable room windows of a building do not directly face: (1) a habitable room window of another building within 10m; and (2) an access way, footpath or communal open space area within 3m. OR The habitable room windows have: (1) a fixed obscure glazing in any part of the window below 1.5m above floor level; (2) privacy screens that cover a minimum of 50% window view.
	AO5.2 Where a direct view exists into the private open space of an adjoining <i>dwelling</i> , the outlook from windows, stairwells, terraces, decks and other private, communal or public areas, is obscured or screened by

Performance Outcomes	Acceptable Outcomes
	privacy screens.
Safety and Security	
PO6 Building design enhances safety and security on and off the site.	PO6.1 Above ground floor <i>dwelling</i> s have windows or balconies that provide clear lines of sight towards internal private access ways, the street and all adjacent public space.
	PO6.2 Lighting is provided to driveways, property entrances, pathways, communal service areas, car-parking areas, lobbies, stairwells, steps and ramps.
	PO6.3 Entrances and exits to the street are directly accessible, illuminated and highly visible from public areas.
PO7 Pedestrian access to and within the site is safe and convenient.	AO7.1 Separate pedestrian and vehicular access is provided to the site.
	AO7.2 The main pedestrian access into the building is easily identified and visible from the street.
Private Open Space	
PO8 Development provides sufficiently sized and useable private open space to meet the recreation needs of residents.	AO8.1 For development involving a <i>Multiple dwelling</i> or <i>Rooming accommodation</i> , all ground floor <i>dwelling</i> s have an area of private open space which: <ol style="list-style-type: none"> (1) has a minimum area of 25m²; (2) has a minimum width of 3 metres; (3) is directly accessible from a living area; and (4) has a maximum gradient of 1 in 10.
	AO8.2 For development involving a <i>Multiple dwelling</i> or <i>Rooming accommodation</i> , all above ground <i>dwelling</i> s have an area of private open space which: <ol style="list-style-type: none"> (1) consists of a balcony; (2) has a minimum area of 8m²; (3) has a minimum length and width of 2 metres; and (4) is directly accessible from a living area.
Communal Open Space and Facilities	
PO9 <i>Multiple dwelling</i> and <i>Rooming accommodation</i> involving 5 or more <i>dwelling</i> s provides a communal open space area that: <ol style="list-style-type: none"> (1) is accessible, useable and safe for the recreational use of all occupants of the development; and (2) provides outdoor recreational areas required to 	AO9 Development provides a minimum of 10% of the site area for communal open space which: <ol style="list-style-type: none"> (1) is in addition to private open space areas; (2) has a minimum length and width of 10 metres; (3) is readily accessible to all residents; (4) has a maximum gradient not exceeding 1 in 10; and

Performance Outcomes	Acceptable Outcomes
service the open space needs of residents of the development.	(5) is clearly delineated from any private areas of the site.
PO10 Communal open space is designed and located to minimise impacts on the amenity of adjacent <i>sensitive receivers</i> .	AO10 No acceptable outcome is prescribed.
PO11 Communal garbage bin storage areas: (1) are provided to service the needs of future residents and located to be accessible to all residents; and (2) are not visible from the primary street frontage.	AO11 No acceptable outcome is prescribed.
Landscaping	
PO12 Landscaping is provided that: (1) enhances the appearance of the development where viewed from the street and public spaces; (2) integrates the development with its surroundings; (3) screens incompatible uses and provides privacy to adjoining <i>sensitive land uses</i> ; and (4) mitigates the visual amenity impacts of hardstand areas such as car parking, vehicular access and communal recreation areas where viewed from the street and public spaces.	AO12 No acceptable outcome is prescribed.
Fire Hydrant Infrastructure and Emergency Vehicle Access	
PO13 Development minimises the risk of damage to life, property and the environment from fire, by providing: (1) unimpeded internal access for emergency service vehicles; and (2) appropriate and readily accessible fire hydrant infrastructure.	AO13.1 Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.
	AO13.2 Fire hydrants are suitably identified so that fire services can locate them at all hours.
	AO13.3 Road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.

Table 9.3.12.3.2 — Criteria for Assessable Development - Non-Resident Workforce Accommodation Only

Performance outcomes	Acceptable outcomes
PO14 Development is sited and designed to: (1) provide amenity for residents of the premises; (2) avoid conflicts with residents and <i>rural activities</i> on surrounding properties; and	AO14 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
(3) maintain the visual continuity and pattern of buildings and landscape elements within the locality.	
PO15 Except where self-contained accommodation is provided, <i>Non-resident workforce accommodation</i> is provided with sufficient kitchen, dining, laundry and recreation facilities to cater for the needs of residents and staff.	AO15 No acceptable outcome provided.
PO16 Development is provided only where short or medium term accommodation is required in conjunction with a specific large-scale project.	AO16 Development is: (1) located on the same site or an adjoining site to the project; and (2) conducted only while the project is operational; and (3) used to accommodate workers on the project including support staff. <i>Note - support staff includes cooks, cleaners and the like engaged to service the accommodation facilities and its residents.</i>

Table 9.3.12.3.3 — Criteria for Assessable Development - Relocatable Home Park

Performance Outcomes	Acceptable Outcomes
PO17 The site is an appropriately sized area and configuration to accommodate the use, landscaped buffer areas, appropriate setbacks to adjoining land uses, and ancillary amenities and facilities.	AO17 Development has a minimum site area of 20,000m ² with an average depth to width ratio that does not exceed 4 to 1.
PO18 Development is designed to complement the existing landscape.	AO18.1 Development does not require extensive cutting, filling, draining and/or modification of the site.
	AO18.2 Existing vegetation is retained where practical.
PO19 Development is located on a road system which has the capacity to accommodate increases in traffic volumes associated with the use.	AO19 No acceptable outcome provided.
PO20 Development has a residential density that is compatible with the preferred character of the local area in which it is located. The density of the development is sufficient to ensure that the site can accommodate the proposed number of relocatable home sites, all required facilities and services, recreational spaces, landscaping and appropriate setbacks to all boundaries.	AO20 The maximum site density is 30 relocatable home or caravan sites per hectare.
PO21 Development provides outdoor storage area for use	AO21 <i>A relocatable home park</i> provides an area for the

Performance Outcomes	Acceptable Outcomes
by residents.	storage of vehicles not able to be accommodated within a relocatable home site. Such vehicles may include caravans, Recreational Vehicles (RV's) or trailered boats.
PO22 Development is provided with appropriate facilities.	AO22 Adequate toilet, shower and laundry facilities are provided for: (1) the number of visitors; (2) the typical duration of stay; (3) the number of self-contained sites; and (4) the number of tourist park visitors providing self-contained facilities such as toilet and showers.

Table 9.3.12.3.4 — Criteria for Assessable Development - Rooming Accommodation Only

Performance Outcomes	Acceptable Outcomes
PO23 Except where self-contained accommodation is provided, <i>Rooming accommodation</i> is provided with sufficient kitchen, dining, laundry and recreation facilities to cater for the needs of residents and staff.	AO23 No acceptable outcome provided.

Table 9.3.12.3.5— Criteria for Assessable Development - Rural Worker's Accommodation

Performance Outcomes	Acceptable Outcomes
PO24 <i>Rural workers accommodation</i> is provided to fulfil a genuine need to accommodate a rural worker/s on the subject site.	AO24 The <i>Rural workers accommodation</i> is occupied by a person or persons being engaged in the maintenance, management or operations of <i>rural activities</i> conducted on the same site and, if applicable, that person's immediate family.
PO25 The <i>Rural workers accommodation</i> use is sited and designed to: (1) provide amenity for users of the premises; (2) avoid conflicts with residents and <i>rural activities</i> on surrounding properties; and (3) maintain the visual continuity and pattern of buildings and landscape elements within the locality.	AO25.1 The <i>Rural workers accommodation</i> use is setback; (1) a minimum of 20m from any site frontage; and (2) a minimum of 50m from any other site boundary AO25.2 The <i>Rural workers accommodation</i> is sited to be sufficiently separated from conflicting uses to minimise any adverse impacts from noise, odour or dust. <i>Editor's Note - Conflicting uses would include, but not be limited to, intensive animal industry, cropping, animal keeping and intensive horticulture.</i>
PO26 The <i>Rural workers accommodation</i> is of a scale and has a built form that: (1) is compatible with the rural amenity;	AO26.1 Where the <i>Rural workers accommodation</i> comprises a dwelling being a Class 1a building: (1) the use will not result in more than two <i>dwellings</i> on

Performance Outcomes	Acceptable Outcomes
<p>(2) is less dominant than the on-site <i>dwelling</i>; and (3) maintains the visual continuity and pattern of buildings and landscape elements within the locality.</p>	<p>the same lot; (2) the building shall have a <i>gross floor area</i> less than any dwelling on the same lot; and (3) the site has a frontage to a <i>constructed road</i> or access to a constructed road granted from a registered access easement.</p> <p>AO26.2 Where the <i>Rural workers accommodation</i> comprises a building other than a Class 1a building: (1) the site contains lots in the same ownership with a combined area of at least 40 ha; (2) the use will not result in more than one <i>Rural worker's accommodation</i> building on the site; (3) the site has a frontage to a <i>constructed road</i> or access to a <i>constructed road</i> granted from a registered access easement; and (4) 12 or less persons are accommodated in the premises.</p>
<p>PO27 Sufficient car parking is available for the <i>Rural workers accommodation</i>.</p>	<p>AO27 One car park is provided per employee accommodated in the <i>Rural workers accommodation</i>.</p>

9.3.13 Roadside Stall Code



9.3.13.1 Application

This code applies to development identified as requiring assessment against the Roadside Stall Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.13.2 Purpose

- (1) The purpose of the Roadside Stall Code is to ensure a *Roadside stall*:
 - (a) provides rural producers an ancillary opportunity for the sale of goods direct to consumers;
 - (b) enhances the rural tourism experience; and
 - (c) is sited and operated in a safe manner.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A *Roadside stall*;
 - (i) is small scale and consistent with the character of the surrounding rural or rural residential area;
 - (ii) is compatible with the intended amenity and character of the zone;
 - (iii) is located to ensure safe access; and
 - (iv) does not cause unacceptable impacts on safety, amenity or the road network as a result of traffic movements and parking.

9.3.13.3 Assessment Benchmarks

Table 9.3.13.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Siting and Location	
PO1 A <i>Roadside stall</i> is appropriately located on the site to: (1) be visible to road users; and	AO1 A <i>Roadside stall</i> has a minimum side boundary clearance of 6 metres where adjoining a lot not located in the Rural Zone.

Performance Outcomes	Acceptable Outcomes
(2) minimise any adverse impacts to adjoining premises, including from noise, traffic or damage to the road shoulder.	
Scale	
<p>PO2 A <i>Roadside stall</i> is: (1) small-scale; and (2) visually integrates with the surrounding area.</p>	<p>AO2.1 A <i>Roadside stall</i> is fully located within the site and has a total <i>development footprint</i> (excluding on-site parking, access and manoeuvring areas) of no more than 9m².</p> <p>AO2.2 A maximum of 2 <i>advertising devices</i> are associated with the use.</p> <p>AO2.3 Each <i>advertising device</i> associated with the use: (1) has a maximum <i>sign face area</i> of 1m²; (2) is located on the same site as the <i>Roadside stall</i>; (3) is not illuminated, flashing, moving, rotating or reflective; (4) is written so as to be easily read by motorists with lettering at least 150 millimetres in height; and (5) must not imitate a traffic control device.</p> <p>AO2.4 The majority of goods sold from the <i>Roadside stall</i> are grown or produced on the site.</p> <p>AO2.5 A <i>Roadside stall</i> is not artificially illuminated.</p>
Roads	
<p>PO3 A <i>Roadside stall</i> is located to be visible to motorists and avoid creating a traffic hazard.</p>	<p>AO3 Signage for a <i>Roadside stall</i> is visible to a motorist approaching from any direction for the following minimum distances: (1) on a road with a posted speed limit of 81-100km/h - 150metres; or (2) on a road with a posted speed limit of 61-80km/h - 100metres; or (3) on a road with a posted speed limit of 0-60km/h - 50metres.</p>
Parking and Access	
<p>PO4 A <i>Roadside stall</i> has: (1) adequate access; and (2) on-site and/or on-road parking that: (a) will adequately cater for the traffic generated by the use without causing traffic hazards or damaging the road; (b) ensure the safety of vehicles and persons exiting and entering cars; and</p>	<p>AO4.1 For a <i>Roadside stall</i> located on a state-controlled road where the posted speed limit is 90km/hr or higher: (1) parking can safely occur within the state-controlled road reserve with vehicles able to be parked, with driver doors open, fully on the shoulder of the road; or (2) provision for parking is made on-site where:</p>

Performance Outcomes	Acceptable Outcomes
<p>(c) does not interfere with other road users.</p>	<p>(a) vehicles can enter and leave the site in forward gear via an approved driveway access;</p> <p>(b) a parking directional sign is displayed at the access to the <i>Roadside stall</i> site; and</p> <p>(c) the access is not located within 100 metres of an intersection.</p> <p><i>Editor's note - Roadside stalls fronting a state controlled road may be subject to additional requirements. Prior to establishing a roadside stall, operators should consult with the relevant State Government Department in this regard.</i></p>
	<p>AO4.2 A <i>Roadside stall</i> located on a non-state controlled road: (1) is:</p> <ul style="list-style-type: none"> (a) located so that customers exiting a vehicle parked on the opposite roadside can safely cross the road; (b) has sufficient roadside parking near the site on both sides of the road; and (c) ensures parking does not unduly obstruct the free passage of pedestrians; or <p>(2) has provision for parking on-site where vehicles can enter and leave the site in forward gear via an approved access, and a parking directional sign is located at the access to the roadside stall site</p>
	<p>AO4.3 Development obtains immediate access from a <i>constructed road</i>.</p>

9.3.14 Sales Office Code



9.3.14.1 Application

This code applies to development identified as requiring assessment against the Sales Office Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.14.2 Purpose

- (1) The purpose of the Sales Office Code is to ensure a *Sales office* reflects a legitimate and temporary need for the display and/or sale of development in a way that:
- (a) protects the amenity of the surrounding area; and
 - (b) does not preclude longer term intended outcomes for development in the zone.

Editor's Note - A prize home being open to the public for a period not exceeding 8 weeks is defined as a *Temporary use*. See - 1.7 Local Government Administrative Matters.

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

- (a) A *Sales office*:
 - (i) is appropriately sited and operated according to the surrounding existing and planned uses;
 - (ii) is of a scale and intensity that is compatible with the surrounding area;
 - (iii) does not adversely impact upon the character and amenity of the surrounding area;
 - (iv) integrates visually with the surrounding built and natural environment;
 - (v) provides a high standard of privacy and amenity for neighbours;
 - (vi) has adequate and safe vehicle access and parking; and
 - (vii) is operated for a temporary duration only that reflects a legitimate need for the display and/or sale of development.

9.3.14.3 Assessment Benchmarks

Table 9.3.14.3.1— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Siting and Location	
<p>PO1 A Sales office is appropriately located to service land or premises that are: for sale (estate office); or (1) on display (display home / display village); or (2) able to be won as a prize (prize home).</p>	<p>AO1 A <i>Sales office</i> is only carried out on the same premises, or adjacent to the land or building(s), being displayed, raffled or sold.</p>

Performance Outcomes	Acceptable Outcomes
Intensity and Amenity	
<p>PO2 A Sales office in a residential zone or the Rural Zone is small scale, of a low intensity and does not adversely affect the amenity of the area.</p>	<p>AO2 The number of employees engaged in the operation of a <i>Sales office</i> in a <i>residential zone</i> or the Rural Zone at any one time does not exceed: (1) 3 employees where a <i>dwelling</i> is offered as a prize; or (2) 2 employees otherwise.</p>
<p>PO3 A Sales office has operating hours that are compatible with the nature and type of use on adjoining premises.</p>	<p>AO3 A <i>Sales office</i> has operating hours that are limited to: (1) 8am to 5pm Monday to Saturday; and (2) 10am to 5pm on Sundays and public holidays.</p>
<p>PO4 The visual appearance of development is consistent with the intended built form character of the relevant zone.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>
Duration	
<p>PO5 The duration of the use of premises for a <i>Sales office</i>: (1) in the case of a <i>display dwelling, display village</i> or <i>estate sales office</i> does not extend beyond a reasonable period required to construct and complete sales within the development or the applicable stage of the development; or (2) in the case of <i>dwelling</i> offered as a prize, does not extend beyond a reasonable period of time to allow for promotion of the prize.</p>	<p>AO5.1 Where a <i>display home, display village</i> or <i>estate sales office</i>, the use operates for a maximum period of: (1) 2 years; or (2) not greater than 2 years beyond the date of sealing of plans of the last stage of the estate.</p>
	<p>AO5.2 Where a <i>prize home</i>, the use operates for a maximum period of 6 months.</p>
Screening	
<p>PO6 A <i>Sales office</i> is screened by fencing to the property boundaries to protect the amenity of adjoining <i>sensitive receivers</i>.</p>	<p>AO6 A <i>Sales office</i> provides a 1.8 metre high solid screen fence along all common property boundaries adjoining <i>sensitive receivers</i>.</p>

9.3.15 Service Station Code



9.3.15.1 Application

This code applies to development identified as requiring assessment against the Service Station Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.15.2 Purpose

- (1) The purpose of the Service Station Code is to ensure *Service stations* are developed in a manner which meets the needs of users, provides safe access and protects the environment and amenity of surrounding premises.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A *Service station*:
 - (i) is appropriately sited and operated to avoid adverse impacts on the amenity surrounding area;
 - (ii) is not located in *residential zones*;
 - (iii) provides for appropriate separation distances or other mitigation measures between the development and *sensitive receivers* to minimise land use conflict;
 - (iv) is of a high quality design incorporating good design principles and appropriately responds to local character, environment and amenity considerations;
 - (v) does not adversely impact the health of surrounding residents;
 - (vi) provides a high standard of privacy and amenity for neighbours;
 - (vii) incorporates a high standard of landscape design;
 - (viii) is provided with safe and convenient access to the road network; and
 - (ix) is managed so that environmental impacts are contained within the site itself, or are managed and mitigated so as not to cause *environmental harm* to *sensitive receivers*.

9.3.15.3 Assessment Benchmarks

Table 9.3.15.3.1— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Siting and Location	
<p>PO1 The siting of a <i>Service station</i> is:</p> <ul style="list-style-type: none"> (1) compatible with the existing and planned land uses of the locality; (2) maintains the amenity of surrounding area; and (3) located in a <i>centre zone</i>, Township Zone, Mixed Use Zone or Industry Zone. 	<p>AO1 No Acceptable Outcome is prescribed.</p>
<p>PO2 A <i>Service station</i> is located on a site having sufficient area and dimensions to accommodate required buildings and structures, vehicle access and manoeuvring areas and landscaping.</p>	<p>AO2 A <i>Service station</i> is located on a site that:</p> <ul style="list-style-type: none"> (1) is at least 1,500m² in area; and (2) if located on a: <ul style="list-style-type: none"> (a) corner site, provides that at least one road frontage is a minimum length of: <ul style="list-style-type: none"> (i) 45 metres and has not more than 2 access points; or (ii) 35 metres and has not more than 1 access point; or (b) site which has one road frontage, provides that the road frontage has a minimum length of 50 metres.
<p>PO3 Buildings and structures associated with a <i>Service station</i> are designed and sited so as to:</p> <ul style="list-style-type: none"> (1) ensure the safe and efficient use of the site and operation of the facility; (2) protect streetscape character; and (3) provide adequate separation to adjoining land uses to avoid or minimise <i>environmental harm to sensitive receivers</i>. 	<p>AO3.1 Fuel pumps and canopies are setback a minimum of 7.5 metres from the front property boundary.</p>
	<p>AO3.2 All buildings and structures are setback at least 10 metres from any road property boundaries.</p>
	<p>AO3.3 Where adjoining an existing residential use or land included a <i>residential zone</i>, all buildings, structures and hardstand areas are setback at least 5 metres from the property boundary.</p>
	<p>AO3.4 The building height of a <i>Service station</i> does not exceed 2 storeys with a maximum height of 8.5 metres.</p>
<p>PO4 Fuels pumps and bulk fuel storage tanks are located:</p> <ul style="list-style-type: none"> (1) wholly within the site; (2) to enable installation, servicing and removal without affecting the physical integrity of any adjoining premises including the road reserve; and 	<p>AO4.1 Fuel pumps are located such that vehicles while refuelling are standing wholly within the site and are parked away from entrances and circulation driveways.</p>
	<p>AO4.2 Bulk fuel storage tanks are situated no closer than 8 metres to any road frontage.</p>

Performance Outcomes	Acceptable Outcomes
(3) such that vehicles, while fuelling and refuelling, are standing wholly within the site and are parked away from entrances and circulation driveways.	AO4.3 Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.
PO5 Customer air and water facilities, and any other services on the site, are located such that: (1) vehicles using, or waiting to use, such facilities are standing wholly within the site; and (2) an adequate buffer is provided to any adjoining residential use to avoid <i>environmental harm</i> .	AO5 No Acceptable Outcome is prescribed.
Screening	
PO6 The <i>Service station</i> and associated infrastructure is screened from: (1) adjacent public places not being a road; (2) <i>sensitive receivers</i> ; and (3) other land uses adversely affected by the development.	AO6 Where adjoining a <i>sensitive receiver</i> , a <i>Service station</i> provides a 1.8 metre high solid screen fence is provided along all common property boundaries other than at driveways. <i>Note - where acoustic fencing is also specified, additional construction criteria may apply</i>
Environmental Impacts	
PO7 A <i>Service station</i> ensures <i>environmental harm</i> is avoided or minimised to existing or planned residential areas from sources including noise, light, dust and odour.	AO7 Where a <i>Service station</i> adjoins a <i>sensitive receiver</i> the operation of the service station must only be conducted between the hours of 7.00am to 10.00pm.
PO8 A <i>Service station</i> is designed and constructed so as to ensure that on-site operations: (1) do not cause any <i>environmental nuisance</i> or <i>environmental harm</i> ; (2) do not result in the release of untreated pollutants; and (3) achieve acceptable levels of stormwater run-off quality and quantity.	AO8.1 Air vents are located to avoid impacts on health and amenity, particularly in refuelling processes.
	AO8.2 Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur.
	AO8.3 Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
PO9 The collection, treatment and disposal of solid and liquid wastes ensures that: (1) off-site releases of contaminants do not occur; (2) <i>environmental harm</i> is prevented; and (3) measures to minimise waste generation and to maximise recycling are implemented.	AO9 No Acceptable Outcome is prescribed.
Roads	
PO10 A <i>Service station</i> : (1) does not impair traffic flow or road safety; and	AO10.1 Land is dedicated as road where the Council or the State Government requires land for road widening,

Performance Outcomes	Acceptable Outcomes
<p>(2) facilitates, through the design and arrangement of vehicular crossovers, safe and convenient movement to and from the site.</p>	<p>corner truncation or for acceleration or deceleration lanes.</p>
	<p>AO10.2 Separate entrances and exits from the site are provided, and these are clearly marked for their intended use.</p>
	<p>AO10.3 Reinforced industrial crossovers are constructed to provide suitable access for fuel delivery vehicles.</p>
	<p>AO10.4 Vehicle crossovers are at least 8 metres wide.</p>
	<p>AO10.5 No part of a vehicle crossover is closer than: (1) 14 metres from any other vehicle crossover on the same site; (2) 12 metres from an intersection; and (3) 3 metres from any property boundary.</p>
	<p>AO10.6 Development provides that the frontage of the site is marked with a kerb, or similar vehicular barrier for the full length, excluding crossovers.</p>
Other Outcomes	
<p>PO11 Ancillary uses; (1) are subordinate to the <i>Service station</i>; (2) are small scale; and (3) do not interfere with the primary use.</p>	<p>AO11.1 The <i>gross floor area</i> for the retail sale and display of ancillary goods and services is limited to 150m².</p>
	<p>AO11.2 The provision of any outdoor ancillary uses does not use or inhibit any car parks, driveways or manoeuvring areas.</p>

9.3.16 Telecommunications Facilities Code



9.3.16.1 Application

This code applies to development identified as requiring assessment against the Telecommunications Facilities Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.16.2 Purpose

- (1) The purpose of the Telecommunications Facilities Code is to ensure that *Telecommunications facilities* are developed in a manner which effectively services local communities without significant adverse impacts on amenity, the community and the environment.
 - (a) The purpose of the code will be achieved through the following overall outcomes:
 - (b) *Telecommunications facilities*;
 - (i) provide for appropriate separation distances or other mitigation measures between the development and *sensitive receivers* to minimise land use conflict;
 - (ii) are of a high quality design which reflects good design principles and appropriately responds to local character, environment and amenity considerations; and
 - (iii) provide a high level of amenity and integrate visually with the surrounding built and natural environment.

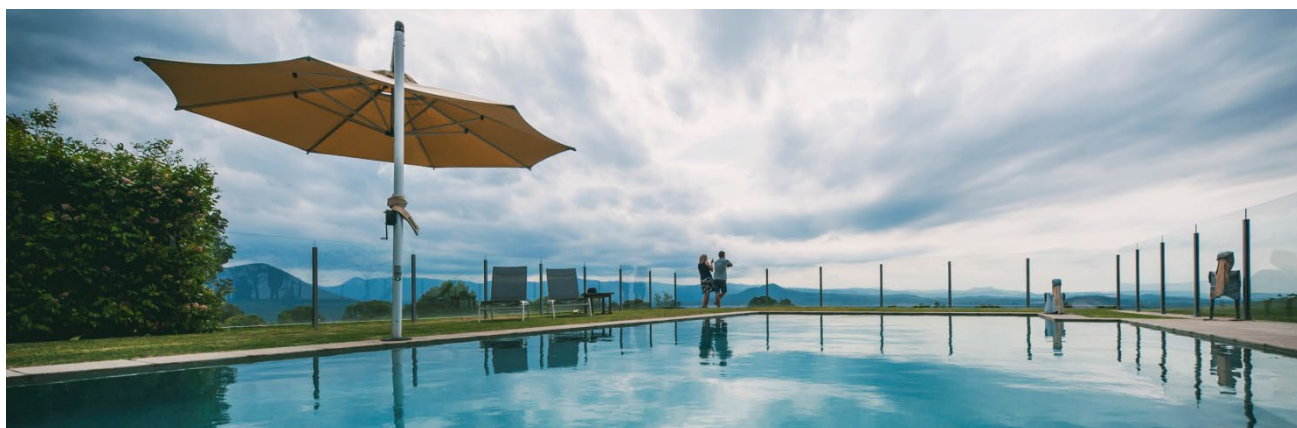
9.3.16.3 Assessment Benchmarks

Table 9.3.16.3.1— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
<p>PO1 <i>Telecommunications facilities</i> are designed and located to:</p> <ul style="list-style-type: none"> (1) minimise the visual dominance and impact of the structure; and (2) protects important views to significant landscape features, such as ridgelines. 	<p>AO1 <i>Telecommunications facilities</i>:</p> <ul style="list-style-type: none"> (1) are, where practical, below the level of the predominant tree canopy or surrounding premises; (2) if a monopole, are finished in muted natural colours so as to visually blend with the surrounding vegetation; (3) are co-located with existing facilities where practical; and (4) do not obstruct the views to a ridgeline from a road or public place.

Performance Outcomes	Acceptable Outcomes
<p>PO2 <i>Telecommunications facilities</i> do not adversely impact on the amenity of nearby residential, community or other <i>sensitive receivers</i>.</p>	<p>AO2.1 Except where co-located with an existing <i>Telecommunications facilities</i>, the <i>Telecommunications facilities</i> are located at least: (1) 200 metres from any <i>child care centre, community care centre, educational establishment or park</i>; (2) 20 metres from any public pathway; and (3) 1 kilometre from any other existing or approved <i>Telecommunications facility</i>.</p> <p>AO2.2 Any building associated with the <i>Telecommunications facilities</i> is setback from any street front boundary a distance at least equal to the front setback required for the adjoining use.</p>
<p>PO3 The <i>Telecommunications facilities</i> are designed to facilitate co-location with other <i>Telecommunications facilities</i>.</p>	<p>AO3 The structural elements of the <i>Telecommunications facilities</i> are designed to support future co-masting or co-siting.</p>
<p>PO4 Development avoids or manages any emissions of light, vibration or electromagnetic radiation (EMF) beyond the site boundary such that: (1) nuisance is not caused beyond the site boundary; and (2) applicable State and National standards and requirements are met; and (3) risks to the environment, personal and the public are mitigated.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>

9.3.17 Tourism Use Code



9.3.17.1 Application

This code applies to development identified as requiring assessment against the Tourism Use Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.17.2 Purpose

- (1) The purpose of the Tourism Use Code is to ensure that development is appropriately designed to:
 - (a) meet visitor needs;
 - (b) protect environmental and landscape values;
 - (c) protect the amenity of surrounding premises; and
 - (d) avoid land use conflicts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *Tourism activities*:
 - (i) are appropriately sited and operated according to the type of proposed use and surrounding existing and planned uses;
 - (ii) are located and designed in a manner which sensitively responds to the characteristics of the site;
 - (iii) are provided with services, utilities and high quality facilities consistent with the setting, needs of the use and the type of accommodation where supplied;
 - (iv) provide a high level of amenity and integrate visually with the surrounding built and natural environment;
 - (v) are of a scale and intensity that is compatible with the preferred character identified in the relevant zone code and predominant use of the local area;
 - (vi) only involve accommodation on a temporary basis and do not facilitate long term residential accommodation;
 - (vii) do not adversely impact on the amenity of rural and residential areas or the viable operation of *Rural activities*; and
 - (viii) where undertaken in the Rural Zone, are subordinate to *rural activities* conducted on the site.

9.3.17.3 Assessment Benchmarks

Table 9.3.17.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes									
General Outcomes										
PO1 Development is located to avoid land use conflicts with <i>residential activities</i> and <i>rural activities</i> on surrounding properties.	AO1 Development is sited or screened so as to not overlook the living areas of adjoining residential properties.									
PO2 Accommodation is only supplied to guests on a temporary basis and does not facilitate long term residential accommodation.	AO2 Accommodation is only supplied to guests on a temporary basis with no stay being more than 40 consecutive nights.									
Road Access										
PO3 Development is provided with safe and all weather access.	AO3.1 Development is accessed via a <i>constructed road</i> .									
	AO3.2 Development is provided with safe and all weather access.									
Environment facility										
PO4 An <i>Environment facility</i> is small scale and remains subordinate to the area or feature of significance.	AO4 If involving an <i>Environment facility</i> , development: <ol style="list-style-type: none"> (1) is based on and has a direct association with a demonstrated on-site environmental, landscape, scenic or heritage value; and (2) does not exceed 100m² TUA. 									
Short-term Accommodation and Nature Based Tourism - (where involving cabins and tents -"tourist accommodation sites")										
PO5 <i>Tourist accommodation sites:</i> <ol style="list-style-type: none"> (1) are developed at an intensity and scale that retain the predominant natural character and amenity of the site and surrounding area; (2) are designed to complement the environmental or landscape setting of the site and surrounding area; (3) are screened from public areas to reduce the visual impact of the bulk and density of buildings; and (4) do not adversely impact on the privacy and amenity of the surrounding area. 	AO5.1 Where not in the Rural Zone, development has a maximum site coverage of 10%.									
	AO5.2 In the Rural Zone, development has the following accommodation density: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Site Area (ha)</th> <th>Maximum no. of <i>tourist accommodation sites</i></th> </tr> </thead> <tbody> <tr> <td>0-20</td> <td>6</td> </tr> <tr> <td>21-40</td> <td>10</td> </tr> <tr> <td>41-60</td> <td>15</td> </tr> <tr> <td>More than 60</td> <td>20</td> </tr> </tbody> </table>	Site Area (ha)	Maximum no. of <i>tourist accommodation sites</i>	0-20	6	21-40	10	41-60	15	More than 60
Site Area (ha)	Maximum no. of <i>tourist accommodation sites</i>									
0-20	6									
21-40	10									
41-60	15									
More than 60	20									
PO6 The traffic and noise associated with <i>Short-term accommodation</i> and <i>Nature based tourism</i> does not cause nuisance to surrounding properties.	AO6 Development does not receive guests between 10pm and 6am.									

Performance Outcomes	Acceptable Outcomes
PO7 Development is small scale and is compatible with the character and amenity of the area.	AO7 Cabins have a maximum GFA of 100m ² .
PO8 Development: (1) is designed to complement the environmental or landscape setting of the surrounding area; (2) is sited so as not to be visually prominent or intrusive; and (3) does not detract from the environmental or landscape character of the local area.	AO8.1 Development does not involve more than 2 buildings located on ridge lines that are highly visible from public roads or surrounding areas.
	AO8.2 Development has a direct association with: (1) an area of environmental, landscape, scenic or heritage value; or (2) a place of local interest.
Tourist Attraction	
PO9 <i>Tourist attractions</i> in the Rural Zone: (1) are ancillary and subordinate to a <i>rural activity</i> ; (2) support existing <i>rural activities</i> ; (3) do not conflict with on-site or adjoining <i>rural activities</i> ; and (4) maintain existing rural amenity.	AO9 <i>Tourist attractions</i> : (1) directly relate to, or are ancillary to, <i>Rural activities</i> being conducted on the site; or (2) have a direct association with an on-site environmental, landscape, scenic or heritage value. <i>Editor's Note</i> - Potential operators must undertake due diligence by assessing other legislative requirements for matters such as food manufacture, building, plumbing and workplace health and safety.
Parking (all uses)	
PO10 Development provides sufficient car parking to satisfy the projected needs of the development.	AO10 Development provides: (1) that all vehicles associated with the use can be parked on the site; and (2) 1 car parking space per <i>tourist accommodation site</i> . <i>Note</i> - This Outcome must be read in conjunction with the Carparking and Access Code where it applies.

Editor's Note - A Bed and Breakfast is included within the definition of Home Based Business, whether conducted in a rural area or otherwise. Please refer to the Home Based Business Code for details.

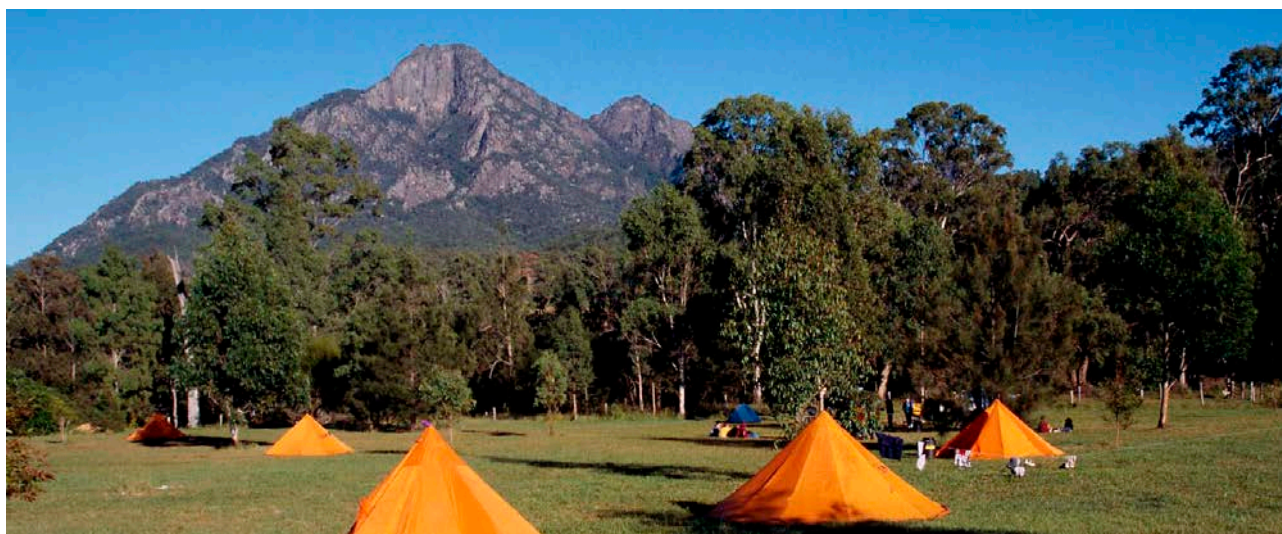
Table 9.3.17.3.2— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Scale and Design Outcomes	
PO1 The scale, design and external finish of buildings: (1) complements the character and integrates with the natural landscape of the surrounding area; (2) incorporates colours and finishes that allow the buildings to blend in with the natural landscape; and (3) complements the existing scale and	AO1.1 The scale and bulk of the development is managed by ensuring the form of development comprises a series of smaller, separate buildings rather than one larger building/structure.
	AO1.2 The architectural style of the development complements the character of surrounding and intended development in the zone.

Performance Outcomes	Acceptable Outcomes
character of commercial areas.	<p>AO1.3 External materials used for any new building predominantly comprises a mix of lightweight and textured materials such as timber cladding and corrugated iron.</p>
	<p>AO1.4 External finishes to buildings are muted and natural colours used so as to visually blend with the surrounding environment.</p>
Protection of Rural Activities	
<p>PO2 Development, where in or adjacent to land in the Rural Zone, is of a scale and intensity and located in a manner that minimises conflicts with existing <i>rural activities</i>.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>

Editor's Note - A Bed and Breakfast is included within the definition of Home Based Business, whether conducted in a rural area or otherwise. Please refer to the Home Based Business Code for details.

9.3.18 Tourist Park Code



9.3.18.1 Application

This code applies to development identified as requiring assessment against the Tourist Park Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.18.2 Purpose

- (1) The purpose of the Tourist Park Code is to ensure that development occurs in a manner that provides:
 - (a) sustainable tourism development that is complimentary to and compatible with other land uses;
 - (b) a range of temporary accommodation choices;
 - (c) acceptable levels of amenity for short term holiday guests in *tourist parks*;
 - (d) mitigation of external impacts on surrounding communities and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a *Tourist park*:
 - (i) is well located and offers convenient access to the services and facilities required to support occupants needs;
 - (ii) is provided with appropriate facilities, community services, utilities and services commensurate with its setting, the types of accommodation supplied and the length of stay anticipated;
 - (iii) provides for appropriate separation distances or other mitigation measures between the development and sensitive receivers to minimise land use conflict;
 - (iv) does not adversely impact on the amenity of rural areas or the viable operation of *Rural activities*;
 - (v) is of a scale and intensity that is compatible with the preferred character of the local area;
 - (vi) provides a high level of amenity and integrates visually with the surrounding built and natural environment;
 - (vii) is managed so that significant environmental impacts are contained within the site itself, or are managed and mitigated so as not to unduly impact sensitive receivers;
 - (viii) is able to be operated and maintained in a manner that protects and promotes the health, safety and wellbeing of occupants; and
 - (ix) provides safe and legal vehicle access to and within the site.

9.3.18.3 Assessment Benchmarks

Table 9.3.18.3.1— Criteria for Accepted and Assessable Development in the Rural Zone involving not more than 5 *tourist accommodation sites* only

Performance Outcomes	Acceptable Outcomes
Siting and Location	
PO1 A <i>Tourist park</i> : (1) is located on a site having sufficient area and dimensions to accommodate the use without causing adverse amenity to adjacent land uses; and (2) is appropriately and safely located within a site.	AO1.1 The site has a minimum area of 20 ha.
	AO1.2 The part of the land proposed to be used for the <i>Tourist park</i> is not located closer than: (1) 20 metres to a waterway; (2) 50 metres from any boundary; and (3) 200 meters to any residence not associated with the use.
Scale	
PO2 <i>Tourist parks</i> are low impact and non-permanent in nature.	AO2.1 Visitors to a <i>Tourist park</i> provide their own accommodation facility
	AO2.2 A <i>Tourist park</i> : (1) Is non-permanent in nature; (2) does not involve any cabins or similar buildings; and (3) does not involve the letting of on-site caravans, tents, structures or accommodation.
Amenity	
PO3 A <i>Tourist park</i> is visually and functionally integrated with the surrounding area.	AO3 Visibility of a <i>Tourist park</i> from all roadways and adjoining residences is minimised and softened by the use of <i>buffer landscaping</i> . <i>Note</i> - Visibility reduction can include existing vegetation and topography
Roads	
PO4 The external and internal road system caters for anticipated vehicle use in the development, access and safety.	AO4.1 An all-weather access road is provided to each tourist accommodation site.
	AO4.2 Development is located on a site which has a <i>constructed road access</i> .
Facilities and Infrastructure	
PO5 A <i>Tourist park</i> provides on-site supervision for the safety and convenience of occupants.	AO5 A <i>Tourist park</i> has on-site supervision by a person/s occupying a <i>dwelling</i> on the site. <i>Editor's Note</i> - On-site supervision may be located away from the <i>tourist park</i> provided that it is within the same site, and guests are made aware of its location in case of need or emergency.

Editor's note - Tourist parks are subject to requirements, standards and Approvals specified in local laws. This will include health and amenity provisions for toilet, shower, laundry and like facilities. Potential operators should contact Council for further details. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a tourist park or relocatable home park to be conducted

Table 9.3.18.3.2— Criteria for Assessable Development - (Where Table 9.3.18.3.1— Criteria for Assessable Development in the Rural Zone involving not more than 5 tourist accommodation sites only does not apply)

Performance Outcomes	Acceptable Outcomes
Density	
<p>PO1 A <i>Tourist park</i> has a density that is compatible with the character of the local area in which it is located.</p>	<p>AO1.1 The maximum <i>tourist accommodation site</i> density for a development does not exceed 35 <i>tourist accommodation sites</i> per hectare.</p>
	<p>AO1.2 The total number of cabins within a <i>Tourist park</i> does not exceed 1 cabin for every 4 <i>tourist accommodation sites</i>.</p>
Environmental Impacts	
<p>PO2 A <i>Tourist park</i> is located, designed, constructed and operated to ensure that noise emissions do not cause <i>environmental harm</i> to <i>sensitive receivers</i> in the surroundings of the proposed development.</p>	<p>AO2 Pools, outdoor active recreation areas and other potentially noise generating activities are not located within 25m of a boundary to an adjoining <i>sensitive receiver</i> or are set back beyond intervening buildings/structures and/or an acoustic fence.</p>
Roads	
<p>PO3 A <i>Tourist park</i> is located on a road system which has the capacity to accommodate increases in traffic volumes associated with the use.</p>	<p>AO3 No Acceptable Outcome is prescribed.</p>
<p>PO4 A <i>Tourist park</i> has an internal road system design that caters for all anticipated vehicles and vehicle use in the development, enabling suitable manoeuvrability and safety, and avoiding congestion.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>
<p>PO5 A <i>Tourist park</i> makes adequate provision for access and measures to assist emergency personnel in the event of a fire or emergency situation that threatens the safety of people or property.</p>	<p>AO5.1 Emergency vehicles have direct access to every tourist accommodation site and building.</p>
	<p>AO5.2 A site plan is prominently and publicly displayed at the entrance or adjacent the office indicating: (1) the overall plan of the development; (2) <i>tourist accommodation site</i> numbers where allocated; (3) emergency on-site contact details; and (4) location of fire hydrants and/or fire fighting water storage.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO6 A <i>Tourist park</i> provides for the safe and convenient movement of pedestrians and vehicles within the site to communal open space and facilities and external roads.</p>	<p>AO6.1 Development provides that where an internal accessway services not more than 25 tourist accommodation sites:</p> <ul style="list-style-type: none"> (1) the internal access has a minimum width of 4 metres for one way traffic and 5.5 metres for two way traffic, with widening on curves; and (2) a turning bay is provided at the end of the internal accessway that is capable of allowing conventional service trucks to turn around in the opposite direction with multiple reverse movements; and (3) the internal accessway has a dual function for pedestrian and vehicular movement. <p>AO6.2 Development provides that where an internal accessway services 26 or more tourist accommodation sites:</p> <ul style="list-style-type: none"> (1) the internal access has a minimum width of 4 metres for one way traffic and 5.5 metres for two way traffic with widening on curves; and (2) a pedestrian path with a minimum width of 1.5 metres is provided between the internal access and the caravan, cabin or tent area; and (3) a turning bay is provided at the end of the internal access that is capable of allowing conventional service trucks to turn around in the opposite direction with a maximum of 1 reverse movement. <p>AO6.3 Development provides that an internal access, pedestrian path and community facility is provided with adequate:</p> <ul style="list-style-type: none"> (1) directional signage; and (2) night lighting.
Facilities and Infrastructure	
<p>PO7 A <i>Tourist park</i> provides that a <i>tourist accommodation site</i>:</p> <ul style="list-style-type: none"> (1) is designed and equipped to ensure orderly and convenient use and servicing; and (2) has a sufficient size and dimension to accommodate the intended use, having regard to the length of stay and varying styles and sizes of accommodation. 	<p>AO7.1 A <i>tourist accommodation site</i> allocated to accommodate a caravan, recreational vehicle, camper van or the like:</p> <ul style="list-style-type: none"> (1) is a minimum of 75m² with an average of 100m²; (2) has a frontage of at least 7.5 metres to any internal access way; (3) is connected with electricity, water and has suitable site drainage and sullage points; and (4) is prominently numbered. <p>AO7.2 A <i>tourist accommodation site</i> allocated to accommodate a cabin:</p> <ul style="list-style-type: none"> (1) is at least 100m²; (2) has a frontage of at least 10 metres to any internal access way; (3) is connected with electricity, water and has suitable

Performance Outcomes	Acceptable Outcomes
	<p>site drainage and sullage points; (4) is prominently numbered; and (5) is separated from any other occupation area by a minimum of 3 metres to allow for pedestrian movement.</p> <p>A07.3 A <i>tourist accommodation site</i> allocated to accommodate a tent: (1) has access to electricity and water; (2) has suitable site drainage and sullage dump points; and (3) is prominently numbered or identified.</p>
<p>PO8 A <i>Tourist park</i> provides communal open space that is: (1) useable; (2) clearly defined; (3) safe and attractive; and (4) available for recreational use by all occupants and visitors.</p>	<p>A08 Development provides a communal open space area of at least 10% of the site area that: (1) is provided in addition to landscape buffer areas; and (2) is clear of obstacles including clothes hoists, driveway accesses, parking spaces and garbage receptacles; and (3) has an minimum dimension of 15 metres.</p>
<p>PO9 A <i>Tourist park</i> provides adequate lighting to facilitate the safe use of roads and pedestrian areas within the site.</p>	<p>A09 No Acceptable Outcome is prescribed.</p>

Editor's notes - *Tourist parks may be subject to requirements, standards and Approvals specified in local laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a tourist park to be conducted. Potential operators should contact Council for further details.*

*A recommended reference document is **Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1997** prepared by the Queensland Department of Local Government and Planning, in partnership with Caravan Industry Australia and Queensland's Q-Parks*

9.4 Other Development Codes



9.4.1 Advertising Devices Code

9.4.1.1 Application

This code applies to work identified as requiring assessment against the Advertising Devices Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.4.1.2 Purpose

- (1) The purpose of the Advertising Devices Code is to ensure that advertising devices are consistent with the character and amenity of the region and do not impact the safe and efficient operation of the transport network.
- (2) The purpose of the Advertising Devices Code will be achieved through the following overall outcomes:
 - (a) Advertising devices:
 - (i) do not impact on the visual amenity and scenic qualities of the region including views and vistas where viewed from designated tourist routes and the local road network;
 - (ii) do not result in visual clutter;
 - (iii) are sited and are of a scale consistent with the character of the streetscape and surrounding area;
 - (iv) complement the surrounding landscape and presents a visually attractive appearance to public areas;
 - (v) are not located in *residential zones*; and
 - (vi) do not create a traffic hazard or distraction.

9.4.1.3 Assessment Benchmarks

Table 9.4.1.3 – Assessable Development

Performance Outcomes	Acceptable Outcomes
Visual Amenity	
<p>PO1 A <i>Third party billboard sign</i>: (1) does not adversely impact on the visual amenity of the locality; (2) is compatible with local character and does not dominate their landscape setting; (3) does not detract from the scenic quality of the area including views and vistas; (4) in the Rural Zone, is separated from any existing or approved <i>third party billboard sign</i> by a minimum distance of 5 km (as measured by the shortest route via a constructed road) and is only located on the Mount Lindesay Highway, Cunningham Highway, or Ipswich- Boonah Road; (5) has a single <i>face area</i> not exceeding 8m²; (6) has a maximum height, including supports, of 8.5m; and (7) involves not more than two sign faces which are adjoined and may be splayed at an angle not greater than 60° to each other.</p> <div data-bbox="292 1059 671 1272" data-label="Image"> </div> <p>A01 BILLBOARD SIGN</p> <p>Figure 1 Example of maximum sized sign</p>	<p>AO1 No acceptable outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO2 The siting of a <i>third party billboard sign</i>:</p> <ul style="list-style-type: none"> (1) is consistent with the preferred uses of the site; (2) does not impact on the visual amenity or streetscape of the surrounding area; and (3) is not located in the: <ul style="list-style-type: none"> (a) Community Facilities Zone; or (b) Conservation Zone; or (c) Emerging Community Zone; or (d) Limited Development Zone; or (e) Low Density Residential Zone; or (f) Low-medium Density Residential Zone; or (g) Minor Tourism Zone; or (h) Mixed Use Zone (not including the Commercial Industrial Precinct); or (i) Passive Recreation Precinct; or (j) Rural Escarpment Protection Precinct; or (k) Rural Residential Zone; or (l) Tamborine Mountain Rural Precinct; or (m) Township Residential Precinct. 	<p>AO2 No acceptable outcome is prescribed.</p>
<p>PO3 A <i>pylon sign</i> does not:</p> <ul style="list-style-type: none"> (1) adversely impact on the visual amenity of the locality; (2) dominate their landscape setting; (3) detract from the scenic quality of the area including views and vistas: and (4) detract from the built form of the site and adjacent sites. 	<p>AO3.1 Only one <i>pylon sign</i> is located on a site.</p> <p>AO3.2 A <i>pylon sign</i>;</p> <ul style="list-style-type: none"> (1) has a cumulative <i>face area</i> not exceeding 20m²; (2) is located at the front of the site; (3) does not project beyond the boundary of the site; and (4) is at least 3m from a side boundary. <div data-bbox="967 1263 1294 1541" data-label="Image"> </div> <p style="text-align: center;">Figure 2 Pylon Sign</p> <p>AO3.2 The height of a <i>pylon sign</i> (including supporting structures) shall not exceed the lesser of;</p> <ul style="list-style-type: none"> (1) 10m; or (2) the maximum development height specified in the relevant Zone Code.

Performance Outcomes	Acceptable Outcomes
<p>PO4 A <i>pylon sign</i> is located within a:</p> <ol style="list-style-type: none"> (1) Centre Zone; or (2) Industry Zone; or (3) Special Purposes Zone; or (4) Major Tourism Zone; or (5) Mixed Use Zone - Commercial Industrial Precinct only; or (6) site associated with an approved or lawful <i>commercial</i> or <i>industrial activity</i> in a non-residential building. 	<p>AO4 No acceptable outcome is prescribed.</p>
<p>PO5 A <i>pylon sign</i> is only used for the display of information relating to the use being conducted on the same site as the <i>pylon sign</i>,</p>	<p>AO5 No acceptable outcome is prescribed.</p>
<p>PO6 Assessable <i>advertising devices</i> do not adversely impact on views, vistas or the skyline when viewed from a public place.</p>	<p>AO6 No acceptable outcome is prescribed.</p>
<p>PO7 Illumination and lighting of <i>assessable advertising devices</i> is appropriate to the locality of the sign and:</p> <ol style="list-style-type: none"> (1) does not create an <i>environmental nuisance</i>; and (2) is consistent with the visual amenity and exterior lighting of the surrounding area; and (3) is unlikely to create a hazard or distraction to drivers of vehicles on adjacent roads. <p>Note - a hazard includes loss of night vision due to differences between ambient illumination and signage brightness. Editor's Note - maximum signage luminance levels may account for variations to ambient illumination including weather conditions, dusk or twilight.</p>	<p>AO7.1 <i>Third party billboard signs</i> are only illuminated where located within <i>urban areas</i>.</p> <p>AO7.2 The luminance level for an <i>assessable advertising device</i> does not exceed:</p> <ol style="list-style-type: none"> (1) 7000cd/m² during daylight hours; and (2) at other times: <ol style="list-style-type: none"> (a) 400cd/m² where located on land within a <i>Centre zone</i>; or (b) 300cd/m² where located on land not within a <i>Centre zone</i>.
Traffic	
<p>PO8 <i>Assessable advertising devices</i> do not:</p> <ol style="list-style-type: none"> (1) obstruct visibility of road users; (2) pose a traffic safety risk; and (3) distract users of the transport network so as to cause a traffic hazard. <p>Note - use of nationally recognised standards will be considered necessary in assessing compliance with this outcome.</p>	<p>AO8 An <i>assessable advertising device</i>:</p> <ol style="list-style-type: none"> (1) structure does not move, spin or rotate; (2) is not a beacon light or a revolving or flashing light; (3) is not located within 50m of a road intersection not involving a <i>State controlled road</i>; (4) has lettering appropriately sized for the speed environment of the road it addresses; (5) where involving moving or changing images, complies with the Department of Transport and Main Roads "<i>Roadside Advertising Manual Edition 2 Technical Volume October 2017 Section 9 Variable Message Signs (VMS)</i>"; and (6) otherwise complies with the Department of Transport and Main Roads "<i>Roadside Advertising Manual Edition 2 October 2017</i>".

Performance Outcomes	Acceptable Outcomes
Environment	
<p>PO9 <i>Assessable advertising devices</i> do not impact adversely on the natural environment.</p>	<p>AO9 <i>Native vegetation</i>, with the exception of grass and shrubs less than 1 metre in height, is not cleared for the placement or ensuring visibility of <i>assessable advertising devices</i>.</p>

9.4.2 Earthworks, Construction and Water Quality Code



9.4.2.1 Application

This code applies to development identified as requiring assessment against the Earthworks, Construction and Water Quality Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.4.2.2 Purpose

- (1) The purpose of the Earthworks, Construction and Water Quality Code is to protect premises, people and the natural environment from adverse impacts associated with excavation, filling and construction activities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development involving filling and excavation is safe, protects infrastructure, does not increase hazards and provides for the safety of the community;
 - (b) Construction activities are undertaken safely and protect the existing amenity of the locality and the natural environment;
 - (c) Development contributes to protecting or enhancing the environmental values of receiving waters;
 - (d) Development avoids or minimises disturbance to natural drainage, erosion risk, salinity, and landscape features and mitigates any impacts from disturbance to receiving waters to maintain environmental values;
 - (e) The water quality of both surface and groundwaters and the ecological and hydrological processes of catchments is protected;
 - (f) Stormwater is managed to maintain or re-create natural hydrological processes and minimise impacts from altered run-off regimes;
 - (g) Environmental values of receiving waters are protected from adverse development impacts arising from the creation or expansion of artificial waterways;
 - (h) Development adopts best practice water-sensitive urban design and integrated water-cycle management approaches to ensure:
 - (i) Life-cycle costs of water quality infrastructure are considered and minimised; and
 - (ii) Development facilitates the achievement of water quality objectives for waterways.

Note: Water quality objectives for waterways are outlined in the *Environmental Protection (Water) Policy 2009*.

9.4.2.3 Assessment Benchmarks

Table 9.4.2.3.1—Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Earthworks	
<p>PO1 Earthworks do not result in increased instability of the subject or adjoining lands.</p>	<p>AO1.1 Retaining walls: (1) are designed and certified by a <i>suitably qualified person</i>; and (2) do not include timber products where located or proposed to be: (a) located on public land; or (b) set back from a boundary adjoining public land a distance less than the height of the retaining wall.</p> <p>AO1.2 All areas of fill are compacted in accordance with: (1) Australian Standard 3798:1996 - Guidelines on Earthworks for Commercial and Residential Developments; and (2) Australian Standard 2870:1996 - Residential Slabs and Footings - Construction.</p>
<p>PO2 Development undertaken in areas of existing traffic flow provides for traffic to continue to be able to reach its destination without significant delay.</p>	<p>AO2 Development ensures that where the temporary diversion of traffic is necessary: (1) permission for a temporary road closure is obtainable from the Police, and a detour is provided via existing roads; or (2) a temporary detour is provided within or adjoining the site; or (3) if no detour is available, traffic flows are managed to ensure minimum disturbance to road users.</p>
Damage to Existing Infrastructure	
<p>PO3 Earthworks do not result in an unnecessary disturbance to existing infrastructure.</p>	<p>AO3 (1) Development is designed to maintain the location of existing infrastructure, including depth of cover to underground infrastructure; or (2) Where disturbance to existing infrastructure is unavoidable: (a) underground infrastructure that is covered to a greater depth is provided with access for maintenance and inspection purposes; or (b) underground infrastructure that is uncovered, or has cover reduced to less than the applicable standard, is relocated or otherwise protected from damage; or (c) above ground infrastructure is repositioned to a location that complies with the applicable standards.</p>

Performance Outcomes	Acceptable Outcomes
Removal of Vegetation, Stumps and Dumped Waste	
<p>PO4 Disposal of waste generated from construction activities:</p> <p>(1) is managed in a manner not to cause <i>environmental harm</i>;</p> <p>(2) complies with relevant legislation; and</p> <p>(3) does not occur on site.</p>	<p>AO4.1 Vegetation waste involving development sites of more than 5 hectares is chipped or burnt in an approved pit burner.</p> <p><i>Editor's Note - Chipping is the preferred method of vegetation disposal. Chipped vegetation can be used as soil cover for exposed areas to assist sediment control.</i></p>
	<p>AO4.2 Small quantities of waste are taken to an appropriate landfill facility.</p>
	<p>AO4.3 Development involving contaminated waste is disposed of in an approved manner under the Environmental Protection Act 1994.</p>
	<p>AO4.4 All unconsolidated fill, builder's rubble, or other waste is removed from the site prior to the completion of works.</p>
Siting and Removal of Dams	
<p>PO5 Existing dams:</p> <p>(1) do not create a safety hazard;</p> <p>(2) are located on a single lot; and</p> <p>(3) where removed, the land is shaped and compacted back to its natural state.</p>	<p>AO5.1 Development in urban areas results in the removal of all dams.</p>
	<p>AO5.2 Development in the Rural Zone or Rural Residential Zone only retains dams where they are fully contained within one lot.</p>
	<p>AO5.3 The land affected by a dewatered dam shall be returned to its natural state by:</p> <p>(1) shaping the land to its natural form or in accordance with a development approval; and</p> <p>(2) compaction of the soil.</p>
Amenity	
<p>PO6 Earthworks are conducted in a manner which minimises disruption to nearby <i>sensitive receivers</i> having regard to:</p> <p>(1) hours of operation;</p> <p>(2) traffic movement on access roads and within the site;</p> <p>(3) minimising timeframes for earthworks.</p>	<p>AO6 No acceptable outcome is prescribed.</p>
<p>PO7 Earthworks are conducted in a manner which reduces their visual impact.</p>	<p>AO7 Earthwork areas are grassed or landscaped immediately upon completion to a standard commensurate with their surrounds.</p>

Performance Outcomes	Acceptable Outcomes
Dust Management	
<p>PO8 Dust from development does not create <i>environmental harm</i> and minimises impacts on <i>sensitive receivers</i>.</p>	<p>AO8.1 Development provides for the suppression of dust during construction or earthworks.</p>
	<p>AO8.2 Haul routes for bulk earthworks are located as far as practical from <i>sensitive receivers</i>.</p>
<p>PO9 Spoil piles, stockpiles and borrow pits are located and managed to not create a dust nuisance and to minimise impacts on <i>sensitive receivers</i>.</p>	<p>AO9.1 Spoil piles, stockpiles and borrow pits are located as far as practical from <i>sensitive receivers</i>.</p>
	<p>AO9.2 Spoil piles, stockpiles and borrow pits, operating for greater than one week, are covered.</p>
Stormwater Management – Protecting Water Quality and Hydrological Processes	
<p>PO10 Development is planned and designed considering site land-use constraints to allow the provision of stormwater management systems that avoid or minimise adverse impacts on environmental values of receiving waters.</p> <p><i>Editor's Note: A site stormwater quality management plan prepared by a suitably qualified person is required to inform the layout of the development and to demonstrate compliance with the requirement</i></p>	<p>AO10.1 Development demonstrates it has minimised disturbance to: (1) natural drainage; (2) areas with erosive, dispersive, sodic and/or saline soils; (3) acid sulfate soils; (4) groundwater levels; and (5) landscape features and vegetation.</p>
	<p>AO10.2 A stormwater management system has sufficient site area to service the requirements of the development.</p>
	<p>AO10.3 Stormwater management systems: (1) are located outside of wetlands, waterways and riparian areas; and (2) prevent increased channel bed and bank erosion. <i>Editor's Note: The approximate location of wetlands and waterways can be found on Environmental Significance Overlay Map – Wetlands and Waterways OM-04-D and Environmental Significance Overlay Map – Local Watercourses OM-04-E</i></p>
<p>PO11 Construction activities for the development avoid or minimise adverse impacts on sediment mobilisation, stormwater quality and hydrological processes.</p>	<p>AO11.1 An erosion and sediment control program (ESCP) demonstrates that release of sediment-laden stormwater is avoided or minimised by achieving the design objectives listed in Table 9.4.2.3.2 - Construction Phase – Stormwater Management Design Objectives.</p> <p>OR</p> <p>AO11.2 The ESCP demonstrates how stormwater quality will be managed so that target contaminants are treated to a design objective at least equivalent to Table 9.4.2.3.2 - Construction Phase – Stormwater Management</p>

Performance Outcomes	Acceptable Outcomes
	Design Objectives.
<p>PO12 Development manages stormwater to avoid or minimise the environmental impacts of stormwater discharge on the quality and waterway hydrology of receiving waters.</p> <p><i>Editor's Note: A site stormwater management plan prepared by a suitably qualified person is provided that demonstrates development can be managed to achieve compliance with the stormwater management design objectives.</i></p>	<p>AO12 Development is managed so that it meets the objectives in Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives.</p>
<p>PO13 Development prevents increased bed and bank erosion in receiving waterways by limiting changes in run-off volume and peak flows.</p>	<p>AO13 The development is designed to: (1) minimise impervious areas; (2) maximise opportunities for capture and reuse of stormwater; (3) incorporate natural channel design principles; and (4) achieve the waterway stability objectives listed in Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives.</p> <p><i>Note: The waterway stability objective listed in Table 9.4.2.3.4 applies if development drains to an unlined waterway within or downstream of the site where there is an increased risk of erosion due to changes in hydrology.</i></p>
<p>PO14 Development protects in-stream ecology by maintaining pre-development low-flow discharge regimes.</p>	<p>AO14 No acceptable outcome is prescribed.</p>
<p>PO15 Development ensures that the entry and transport of contaminants into stormwater is avoided.</p> <p><i>Note: Prescribed water contaminants are defined in the Environmental Protection Act 1994.</i></p>	<p>AO15 No acceptable outcome is prescribed.</p>
Point Source Wastewater Management (Other than Contaminated Stormwater and Sewage)	
<p>PO16 Development involving wastewater discharge (other than contaminated stormwater and sewage) to a waterway avoids or minimises adverse impacts to ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.</p>	<p>AO16.1 Where the development involves the discharge of wastewater (other than contaminated stormwater and sewage), a wastewater management plan (WWMP) is prepared by a <i>suitably qualified person</i> and addresses: (1) wastewater type; (2) climatic conditions; (3) water quality objectives; (4) soil conditions and natural hydrology; and (5) best practice environmental management.</p> <p><i>Note - Development is designed to achieve the prescribed water quality objectives for Waterways in accordance with the Environmental Protection (Water) Policy 2009.</i></p>
	<p>AO16.2 The WWMP prepared in AO16.1 provides that</p>

Performance Outcomes	Acceptable Outcomes
	wastewater is managed in accordance with a waste-management hierarchy that: (1) avoids wastewater discharges to waterways; or (2) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
Non-tidal artificial waterways	
PO17 The location of artificial waterways: (1) avoids groundwater-recharge areas; (2) incorporates low lying areas of a catchment connected to an existing waterway; (3) does not disturb natural wetlands and any associated buffer areas; (4) minimises disturbing soils or sediments; and (5) avoids altering the natural hydrologic regime in nutrient hazardous areas.	AO17 No acceptable outcome is prescribed.
PO18 Stormwater is treated before discharge into a non-tidal artificial waterway.	AO18 Before being discharged into an artificial waterway, stormwater is treated to achieve the applicable stormwater management design objectives outlined in: (1) Table 9.4.2.3.2- Construction Phase – Stormwater Management Design Objectives; (2) Table 9.4.2.3.3 - Construction phase – Stormwater Management Design Objectives for Temporary Drainage Works; and (3) Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives.
PO19 Any artificial waterway is designed, constructed and managed in a way that avoids or minimises adverse impacts on ecological processes, water quality, flood capacity, waterway integrity, and ecosystem and human health. <i>Editor's Note: A suitably qualified registered professional engineer, Queensland (RPEQ) with specific experience in establishing artificial waterways is required to demonstrate compliance with the requirement.</i>	AO19 No acceptable outcome is prescribed.

Table 9.4.2.3.2- Construction Phase – Stormwater Management Design Objectives

Issue	Desired Outcomes
Drainage control <i>Note - Refer to IECA 2008 Best Practice Erosion and Sediment Control (as amended) for details on the application of the Construction Phase requirements.</i>	(1) Manage stormwater flows around or through areas of exposed soil to avoid contamination. (2) Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion. (3) Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works as specified in

Issue	Desired Outcomes
	<p>Table 9.4.2.3.2 - Construction phase – stormwater management design objectives for temporary drainage works.</p> <p>(4) Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives of:</p> <ul style="list-style-type: none"> (a) 10% AEP where the design life is less than 3 months; (b) 5% AEP where the design life is 3-12 months; (c) 2% AEP where the design life is greater than 12 months.
<p>Erosion control</p> <p>Note - Refer to IECA 2008 Best Practice Erosion and Sediment Control (as amended) for details on the application of the Construction Phase requirements.</p>	<p>(1) Stage clearing and construction works to minimise the area of exposed soil at any one time.</p> <p>(2) Effectively cover or stabilise exposed soils prior to predicted rainfall.</p> <p>(3) Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised¹ using methods which will achieve effective short-term stabilisation.</p>
<p>Sediment control</p>	<p>(1) Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk.</p> <p>(2) All exposed areas greater than 2500 metres² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).</p>
<p>Litter, hydrocarbons and other contaminants</p>	<p>(1) Remove gross pollutants and litter.</p> <p>(2) Avoid the release of oil or visible sheen to released waters.</p> <p>(3) Dispose of waste containing contaminants at authorised facilities.</p>
<p>Waterway stability and flood flow management</p>	<p>(1) Measures are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction.</p> <p>(2) Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction.</p>

Note - Drainage, erosion and sediment controls should be appropriate to the risk posed by the activity for the relevant climatic region e.g. considering the potential soil loss rate, monthly erosivity or average monthly rainfall.

Note 1- An effectively stabilised surface is defined as one that does not, or is not likely to result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation water contamination.

Table 9.4.2.3.3 - Construction phase – Stormwater Management Design Objectives for Temporary Drainage Works

Temporary drainage works	Anticipated operation design life and minimum design storm event		
	< 12 months	12–24 months	> 24 months
Drainage structure	1 in 2 year ARI 39% AEP	1 in 5 year ARI 18% AEP	1 in 10 year ARI 10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI 10% AEP		
Culvert crossing	1 in 1 year ARI 63% AEP		

Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives

Reductions in mean annual load from unmitigated development (%)				
Total Suspended Solids (TSS)	Total Phosphorus (TP)	Total Nitrogen (TN)	Gross Pollutants >5mm	Waterway Stability Management
80	60	45	90	Limit the 63% AEP event discharge within the receiving waterway to the pre-development 63% AEP event discharge

9.4.3 Infrastructure Design Code



9.4.3.1 Application

This code applies to development identified as requiring assessment against the Infrastructure Design Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.4.3.2 Purpose

- (1) The purpose of the Infrastructure Design Code is to ensure that the infrastructure that is provided meets Council's accepted standards of service for development and protects premises and natural processes during its construction and operation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Infrastructure provides for the protection of the amenity of the locality;
 - (b) Infrastructure is located to ensure it is convenient for users and maintenance, and is protected from potential damage;
 - (c) Infrastructure minimises adverse effects on the wellbeing of the community and the environment;
 - (d) Development provides the infrastructure necessary to deliver a standard of service that is equitable and affordable;
 - (e) Development does not diminish the safety, efficiency or integrity of the existing infrastructure network;
 - (f) Disruption of the community during construction and maintenance of infrastructure is minimised;
 - (g) Infrastructure results in minimal whole of lifecycle cost to the community by providing for a suitable design life, ease of maintenance and ease of replacement; and
 - (h) Infrastructure provides for an *aesthetic landscape* by incorporating natural elements or by blending with the landscape.

9.4.3.3 Assessment Benchmarks

Table 9.4.3.3.1—Assessable Development

Performance Outcomes	Acceptable Outcomes
Infrastructure Access and Maintenance	
PO1 Infrastructure is designed and constructed to provide easy access for maintenance and to minimise maintenance costs.	AO1.1 All elements of the stormwater drainage network are provided with access and allow for maintenance in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design .

Performance Outcomes	Acceptable Outcomes
	<p>AO1.2 Local government infrastructure on private property is provided with access easements in accordance with the Planning Scheme Policy 1: Infrastructure Design.</p> <p>AO1.3 Trenches for underground services are in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
Stormwater Infrastructure	
<p>PO2 The stormwater network is designed to: (1) result in no net increase in stormwater leaving the site; or (2) contribute towards a catchment wide quantity control system.</p>	<p>AO2 No acceptable outcome is prescribed.</p>
<p>PO3 The stormwater network is designed to improve stormwater quality and minimise stormwater quality deterioration.</p>	<p>AO3.1 Stormwater quality improvement devices are provided on all car parking areas with a capacity greater than 8 vehicles.</p> <p>AO3.2 Stormwater quality is controlled through the provision of features designed to reduce contaminants such as excess nutrients and petrochemicals.</p>
<p>PO4 Stormwater infrastructure is designed and constructed: (1) in accordance with natural channel design principles instead of a constructed channels where there is no natural flow path; (2) to minimise erosion; (3) to not locate major overland flow paths on private property in urban areas; (4) to prevent obstruction of the drainage network; (5) to preserve public safety; and (6) to connect to the stormwater network where available.</p>	<p>AO4 Stormwater infrastructure is designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
Allotment Drainage	
<p>PO5 In urban areas, development provides for allotment runoff to be: (1) connected to the stormwater network where the lot drains to the road and/or occupiable lot; or (2) discharged to a gravel pit where the lot drains to a park or drainage reserve.</p>	<p>AO5 Inter-lot drainage is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>

Performance Outcomes	Acceptable Outcomes
Pavements and Road Works	
<p>PO6 Road pavements are of sufficient depth to provide a minimum 20 year design life based on design traffic speeds and traffic capacity.</p>	<p>AO6 Road pavements are provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
<p>PO7 Development obtains access from a road and transport route which ensures the safe, efficient and comfortable operation of external roads having regard to:</p> <ol style="list-style-type: none"> (1) the number and types of vehicles generated by the development; (2) ensuring pavement design, standard and width can carry the additional number and types of vehicles generated by the development without undue physical impact on the road or pavement life; (3) ensuring road and access driveway design caters for anticipated vehicles and vehicle use in the development, enabling suitable manoeuvrability and safety, and avoiding congestion; (4) the functional classification of the road from which it gains access; (5) the location of access points; (6) the potential for conflict between vehicles, pedestrians, cyclists and other road users; (7) the design of pedestrian access along roads giving access to the site; and (8) the desired speed environment. 	<p>AO7 Road design and construction is in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
<p>PO8 Development minimises conflict points when locating and designing intersections.</p>	<p>AO8 Development is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
<p>PO9 Development provides traffic management to ensure the safe operation of the intersection.</p>	<p>AO9 Intersections, including uncontrolled intersections, round-a-bouts, signalised intersections and grade separated intersections are designed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
<p>PO10 The design and design capacity of a pavement:</p> <ol style="list-style-type: none"> (1) is adequate for the role the pavement will play in the transport network for vehicle, pedestrian or other traffic; (2) prevents pooling of water on a pavement in other than a major flood event; (3) provides that line marking, including crossings, is designed and applied to ensure the safe movement of traffic; (4) provides guideposts and road signage that adequately warn all road users of hazards to traffic 	<p>AO10 Design and construction of pavement is in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>

Performance Outcomes	Acceptable Outcomes
<p>movements and delineate the course of the road; and</p> <p>(5) ensures services, including electricity, water, sewerage and communications, are not located beneath the pavement other than where necessary to cross the pavement and:</p> <ul style="list-style-type: none"> (a) at a right angle to the road boundary; or (b) at an angle not greater than 45 degrees to the road boundary. 	
<p>PO11</p> <p>A sealed surface is provided to pavements to minimise dust, maximise pavement longevity and minimise maintenance based on the function of the road or surfaced area.</p>	<p>AO11</p> <p>Design and construction of pavement surface is in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
<p>PO12</p> <p>Edging is provided to sealed surfaces where traffic volumes are significant or there are significant vehicle movements from off the sealed surface onto the sealed surface to prevent erosion of the sealed surface.</p>	<p>AO12</p> <p>Design and construction of pavement edging is in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
<p>PO13</p> <p>Kerb and channel is provided within all urban areas.</p>	<p>AO13</p> <p>Kerb and channel is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design in all land within the:</p> <ul style="list-style-type: none"> (1) Low-Density Residential Zone; (2) Low-Medium Density Residential Zone; (3) Major Centre Zone; (4) District Centre Zone; (5) Local Centre Zone; (6) Township Zone; (7) Mixed Use Zone; and (8) Industry Zone.
<p>PO14</p> <p>Kerb and channel is provided where stormwater flows in table drains will result in the erosion of the table drain.</p>	<p>AO14</p> <p>Development is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
<p>PO15</p> <p>Upright kerb is provided in all locations where lot access is not to be provided but kerb and channel is to be provided.</p>	<p>AO15</p> <p>Kerbs are designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
<p>PO16</p> <p>Verges to roads are adequate to accommodate:</p> <ul style="list-style-type: none"> (1) safe and efficient movement of all users, including pedestrians and cyclists; (2) on-street parking; (3) street tree planting; and (4) utility infrastructure, including stormwater management and run-off from road surfaces. 	<p>AO16</p> <p>Verges are designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO17 Table drains are provided where roadside stormwater flows can be contained within the road reserve, stormwater flows are insufficient to cause significant erosion of the table drain and a grass cover can be maintained within the table drain.</p>	<p>AO17 Table drains are designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
<p>PO18 Cross drainage is managed so to retain the functionality of the road or paved surface.</p>	<p>AO18 Development provides: (1) cross drainage to roadways and paved surfaces in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design; or (2) diversion of cross drainage around the roadway or paved surface.</p>
<p>PO19 Development provides for on-street parking considering: (1) safety; (2) the functional classification of the road; and (3) the location of any intersections or access points.</p>	<p>AO19 On-street parking is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p> <p><i>Note - The provision of on-street parking is in addition to any parking required under the Parking and Access Code.</i></p>
<p>PO20 The road network is designed to: (1) maximise vehicular, pedestrian, cycle and other transport network user safety; and (2) maximise the efficiency of the network considering construction cost and maintenance and operating costs.</p>	<p>AO20 The road network is designed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
Electricity and Communications	
<p>PO21 Development provides electricity and communications infrastructure. Such infrastructure is located and designed to: (1) minimise the visual impact of the infrastructure; (2) be located for ease of maintenance; and (3) provide warning tape to enable detection of underground cables when excavating.</p>	<p>AO21 Services are provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
External Works	
<p>PO22 Where access to the external infrastructure network is to be provided development must construct the connection of the premises to the external infrastructure network.</p>	<p>AO22 No acceptable outcome is prescribed.</p>
<p>PO23 The design of the infrastructure network and any connection to the external network is constructed to an appropriate standard and does not diminish the safety and efficiency of the infrastructure network.</p>	<p>AO23 Connection to external infrastructure is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>

Performance Outcomes	Acceptable Outcomes
Bridges	
<p>PO24 Development provides for bridges to be:</p> <ul style="list-style-type: none"> (1) safe for all users; (2) minimise the accumulation of debris on the bridge or its supporting structures; and (3) provided instead of culverts where there is a significant risk of clogging. 	<p>AO24 Bridge design and construction is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
<p>PO25 Development provides for bridges to equitably provide space for all likely users.</p>	<p>AO25 Development provides for bridges which:</p> <ul style="list-style-type: none"> (1) provide for separate pedestrian space where the road class provides for a pathway and/or bikeway in the road profile in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design; (2) provide the opportunity for the future addition of separate pedestrian space; and (3) prevent access for vehicles where the bridge has not been designed to carry vehicles.
<p>PO26 Where the infrastructure network designs require infrastructure to cross waterways, bridges are designed to make provision for the carriage of:</p> <ul style="list-style-type: none"> (1) water supply pipes; (2) sewerage pipes; and (3) electricity or telephone cables. 	<p>AO26 No acceptable outcome is prescribed.</p>
Local Area Traffic Management Devices	
<p>PO27 Development provides for local area traffic management devices to be designed and constructed to ensure devices:</p> <ul style="list-style-type: none"> (1) do not become a traffic hazard; (2) result in a diminished speed environment; (3) do not incorporate elements which would reduce visibility of hazards for traffic below that limits for the speed environment; (4) are removable at low cost; (5) are incorporated into an area that there is a clear delineation between main traffic routes and minor local streets; and (6) do not result in a traffic hazard at the local area traffic management device due to traffic storing at an intersection. 	<p>AO27 Development is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
Street Furniture	
<p>PO28 Development provides for street furniture to be:</p> <ul style="list-style-type: none"> (1) designed and constructed to ensure they do not become a traffic hazard; (2) designed and constructed to be safe for users and 	<p>AO28 Street furniture is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>

Performance Outcomes	Acceptable Outcomes
<p>passing pedestrians;</p> <p>(3) designed to a consistent theme used in, or intended for, the locality;</p> <p>(4) designed to ensure they do not impede the maintenance of services located within the road verge;</p> <p>(5) designed to provide an aesthetic streetscape and incorporate landscaped elements; and</p> <p>(6) designed, located and constructed so that pedestrian and bicycle movement is not impeded.</p>	
Parks	
<p>PO29</p> <p>Where development provides recreation space, the design of the recreation space and any furniture or recreation equipment or facilities is safe and accessible for all users.</p>	<p>AO29.1</p> <p>Development provides that the design of recreation space conforms to the principles of crime prevention through environmental design (CEPTD).</p> <p>AO29.2</p> <p>Development provides that recreation spaces, including all furniture or recreation equipment, are in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p> <p>AO29.3</p> <p>Development provides for recreation spaces designed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
Lighting	
<p>PO30</p> <p>Lighting infrastructure:</p> <p>(1) is consistent with the expected capacity of the use;</p> <p>(2) upgrades existing networks where current capacity is insufficient for the needs of the use; and</p> <p>(3) is in keeping with the character of the location.</p>	<p>AO30</p> <p>Lighting infrastructure is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>
Landscaping of Public Areas	
<p>PO31</p> <p>Landscaping of parks, streets and future public places is designed to:</p> <p>(1) enhance and soften the built form;</p> <p>(2) enhance the streetscape character;</p> <p>(3) contribute to attractive streets and public spaces; and</p> <p>(4) be in keeping with the character of the location.</p>	<p>AO31</p> <p>Landscaping of future public lands is provided in accordance with the standards in Planning Scheme Policy 6: Landscaping for Public Areas.</p>

9.4.4 Landscaping Code



9.4.4.1 Application

This code applies to development identified as requiring assessment against the Landscaping Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.4.4.2 Purpose

- (1) The purpose of the Landscaping Code is to ensure that landscaping is provided to enhance the visual amenity of the built and natural environment, or where necessary to screen incompatible or unsightly development.
- (2) The purpose of the code will be through the following overall outcomes:
 - (a) Landscaping:
 - (i) is designed in accordance with Council's standards and other relevant landscaping standards including Australian Standards;
 - (ii) protects and enhances existing significant on-site vegetation, where practicable;
 - (iii) is utilised to integrate and soften the built form with the desired character of the area;
 - (iv) is designed and constructed to buffer or screen incompatible uses;
 - (v) is provided in a manner that predominantly uses endemic and local species to minimise the consumption of energy and water and minimise the amount of maintenance required;
 - (vi) does not impact negatively on personal safety and security, is functional and durable, and is practical and economic to maintain;
 - (vii) does not use or encourage weed or pest species;
 - (viii) ensures timely and proper performance and maintenance of landscape works;
 - (ix) reduces the risk to the natural environment and minimises maintenance problems and damage to infrastructure and built structures; and
 - (x) assists climate control and energy efficiency for the development.

9.4.4.3 Assessment Benchmarks

Table 9.4.4.3.1— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Retention of Trees	
PO1 Landscaping: (1) is sensitive to existing site conditions, topography and scenic and landscape characteristics; (2) as far as practicable, retains existing vegetation of ecological value; and	AO1 Development; (1) ensures the retention of existing trees where practicable; and (2) ensures: (a) retained planting is protected in accordance with AS 4970 2009 - Protection of Trees on

Performance Outcomes	Acceptable Outcomes
(3) protects and enhances the existing character and amenity of the site, street and surrounding area.	Development sites; or (b) that where significant trees and vegetation cannot practicably be retained, mature vegetation of the same or similar species is provided elsewhere on the development site.
Preferred Species	
PO2 Landscaping: (1) predominately uses native species suitable to the location of the development; and (2) avoids the introduction or spread of weed species and pests.	AO2 Development ensures that: (1) at least 50% of trees are species selected from Planning Scheme Policy 2 - Landscape Design - Part 4 Preferred Landscape Species ; and (2) plants listed in the Biosecurity Act 2014 are not used.
Landscaping - where not otherwise specified	
PO3 Development, where no specific landscape requirements are stated in this Code, incorporates landscaping designed to: (1) enhance and soften the visual and built form attributes of a development; (2) complement the existing design and character of landscaping on adjacent sites; (3) integrate the development with its surroundings; and (4) reflect the landscape character of the locality.	AO3 Development incorporates <i>aesthetic landscaping</i> which meets the standards in Planning Scheme Policy 2 - Landscape Design .
Climate Control and Energy Efficiency	
PO4 Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.	AO4 Climate control and energy efficiency design meets the standards in Planning Scheme Policy 2 - Landscape Design .
Protection of Buildings and Infrastructure	
PO5 Development ensures that the location and type of planting does not have an adverse effect on building foundations or electricity infrastructure such as overhead and underground utility services.	AO5.1 Planting is not undertaken within a public utility easement or within 3 metres of overhead or underground utility services.
	AO5.2 Plant species will not damage building foundations or overhead and underground utility services.
	AO5.3 Vegetation used in landscaping adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary.

Performance Outcomes	Acceptable Outcomes
Landscape Bonds	
<p>PO6 Development ensures the timely and proper performance and maintenance of landscape works.</p>	<p>AO6 Development provides a bond equivalent to: (1) the cost of proposed landscape works; and (2) maintenance works required until landscape plantings are established.</p> <p><i>Note - A bond may be provided in stages in line with identified stages of development.</i> <i>Note - Bonding would not generally be required for minor landscaping.</i></p>
Aesthetic Landscaping	
<p>PO7 Development in the: (1) Community Facilities Zone; (2) District Centre Zone; (3) Industry Zone; (4) Local Centre Zone; (5) Major Centre Zone; (6) Minor Tourism Zone; (7) Mixed Use Zone (Commercial/Industrial Precinct); and (8) Township Zone (Where no precinct applies); provide <i>aesthetic landscaping</i> to: (a) enhance and soften the built form; (b) enhance the streetscape character; (c) contribute to attractive streets; and (d) be consistent with the local character having regard to the zone in which the site is located.</p> <p><i>Note - this outcome does not apply where buildings are not set back from the street or a public space boundary</i></p>	<p>AO7 An <i>aesthetic landscape</i> strip is provided being: (1) a minimum width of: (a) 2 metres where located in the Industry Zone, Mixed Use Zone (Commercial/Industrial Precinct) or Community Facilities Zone; and (b) 1 metre where located in any other listed Zone; and (2) within the site boundaries adjacent to all street and public place boundaries; and (3) designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.</p>
Buffer Landscaping	
<p>PO8 <i>Buffer landscaping</i> within the following zones is designed to minimise impacts on land in an adjoining <i>residential zone</i> having regard to visual amenity and privacy: (1) Community Facilities Zone; (2) District Centre Zone; (3) Local Centre Zone; (4) Major Centre Zone; and (5) Minor Tourism Zone.</p>	<p>AO8 On all common boundaries with land in a <i>residential zone</i>, development provides: (1) <i>buffer landscaping</i> with a minimum width of 2 metres designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) a solid screen fence 1.8m high.</p> <p>Note: In areas of MLES or MSES, fencing or buffer landscaping is designed to be wildlife-friendly.</p>

Performance Outcomes	Acceptable Outcomes
Screen Landscaping	
<p>PO9 <i>Screen landscaping</i> that screens the development from a <i>residential zone</i>, and maintains visual amenity and privacy, is provided to all development within the following zones:</p> <ol style="list-style-type: none"> (1) Industry Zone; (2) Low Density Residential Zone; (3) Low-Medium Density Residential Zone; and (4) Mixed Use Zone (Commercial/Industrial Precinct). 	<p>AO9 On all common boundaries with land in a <i>residential zone</i>, development provides:</p> <ol style="list-style-type: none"> (1) <i>screen landscaping</i> with a minimum width of: <ol style="list-style-type: none"> (a) 3 metres if located in the Industry Zone or Mixed Use Zone (Commercial/Industrial Precinct); or (b) 2 metres if located in any other listed Zone; or (2) a solid screen fence 1.8 metres high. <p><i>Screen landscaping</i> shall be designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.</p> <p>Note: In areas of MLES or MSES, fencing or buffer landscaping is designed to be wildlife-friendly.</p>
Street Landscaping	
<p>PO10 Development includes street landscaping that enhances the character of the local area and:</p> <ol style="list-style-type: none"> (1) incorporates shade trees; (2) contributes to the continuity, character and form of existing and proposed streetscapes in the locality, including streetscape works; (3) incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; (4) incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area; and (5) minimises risk to the natural environment and damage to infrastructure and built structures. 	<p>AO10 Development:</p> <ol style="list-style-type: none"> (1) provides street trees along each road frontage of the site at whichever is the greater of: <ol style="list-style-type: none"> (a) 1 tree per 10 metres of road frontage; or (b) 1 tree per 400m² of site area; and (2) uses trees selected from Planning Scheme Policy 2 - Landscape Design - Part 4 Preferred Landscape Species; and (3) provides streetscape in accordance with standards in Planning Scheme Policy 2 - Landscape Design.
Outdoor Storage Areas	
<p>PO11 Development ensures outdoor storage and waste storage areas are screened from view from the street and public spaces.</p>	<p>AO11 Outdoor storage and waste storage areas are screened from the street or a public space, by way of either:</p> <ol style="list-style-type: none"> (1) 2 metre wide <i>screen landscaping</i> designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) a solid 1.8 metre high screen fence.
Hardstand Areas	
<p>PO12 Development provides <i>buffer landscaping</i> that ensures vehicle parking, public areas and common areas enhance the amenity and safety of the site and mitigate impacts associated with expanses of hardstand area.</p>	<p>AO12 <i>Buffer landscaping</i> of vehicle parking, public areas and common areas meets the standards in Planning Scheme Policy 2 - Landscape Design.</p>

Performance Outcomes	Acceptable Outcomes
Landscaping for Specific Uses	
<p>PO13 <i>Animal keeping</i> provides for:</p> <p>(1) landscaping:</p> <ul style="list-style-type: none"> (a) that enhances and softens the visual and built form attributes of a development; and (b) integrates the development with its surroundings; and <p>(2) landscaping that buffers the development and any incompatible uses and provides privacy for <i>sensitive receivers</i>.</p>	<p>AO13 Where visible from an adjoining road or <i>sensitive receiver</i> not associated with the development, development provides:</p> <ul style="list-style-type: none"> (1) <i>buffer landscaping</i> designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) a solid 1.8 metre high screen fence.
<p>PO14 A <i>Tourist park, Relocatable home park or a Retirement facility</i> mitigates potential visual impacts of the development by including appropriate screening and separation from the street and <i>sensitive receivers</i>.</p>	<p>AO14.1 A solid 1.8 metre high screen fence is provided for the full length of any common property boundary adjoining a <i>sensitive receiver</i>.</p> <p>AO14.2 A 3 metre wide screen landscape is provided to the front, side and rear property boundaries of the site designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.</p>
<p>PO15 An <i>Extractive industry</i> is screened from roads, public areas and neighbouring properties for the life of the activity, having regard to:</p> <ul style="list-style-type: none"> (1) the characteristics of the site and surrounding area; (2) the resource being extracted; and (3) the landscape character of the locality. 	<p>AO15.1 No existing vegetation is cleared within buffer areas.</p> <p>AO15.2 Shrubs and trees are either retained or planted to:</p> <ul style="list-style-type: none"> (1) screen the activities on the site from any public area; and (2) provide a screen landscape at least 30 metres wide along all boundaries. <p>AO15.3 Where there is no existing vegetation to form an adequate screen, planted mounds are erected within 10 metres of the property boundary:</p> <ul style="list-style-type: none"> (1) with a maximum slope of 1 in 3; and (2) a minimum height of 1.2 metres such as to impede the line of site from adjoining residences and public places. <p>AO15.4 A Landscape Plan, prepared by a <i>suitably qualified person</i>, will be submitted to Council which provides for:</p> <ul style="list-style-type: none"> (1) an overall concept plan for <i>screen landscaping</i>; (2) for <i>screen landscaping</i> to be planted in advance of stages; (3) maintenance of vegetation; and (4) proposed criteria and staging for the submission of the landscape bond for the establishment and maintenance of landscaping.

Performance Outcomes	Acceptable Outcomes
	<p>AO15.5 Landscaping meets the standards in Planning Scheme Policy 2 - Landscape Design.</p>
<p>PO16 A <i>medium density residential activity</i> provides for: (1) landscaping: (a) that enhances and softens the visual and built form attributes of a development; and (b) integrates the development with its surroundings; (2) landscaping that screens the development from incompatible uses and provides privacy for <i>sensitive receivers</i>; (3) landscaping that ensures vehicle parking, public areas and common areas enhance the amenity of the site and mitigate impacts associated with expanses of hardstand area.</p>	<p>AO16 A development: (1) provides <i>aesthetic landscaping</i> in accordance with Planning Scheme Policy 2 - Landscape Design; and (2) provides a landscaped area within the front setback, which comprises a minimum of 70% soft landscaping.</p>
<p>PO17 Large scale structures associated with: (1) <i>Intensive animal industry</i> (not being a poultry farm); (2) <i>Intensive horticulture</i>; (3) <i>Renewable energy facility</i>; (4) <i>Wholesale nursery</i>; and do not present an appearance of bulk to a <i>residential zone</i>, <i>sensitive land uses</i>, roads or public places adjacent to the development through <i>buffer landscaping</i>, design or distance.</p>	<p>AO17 Development: (1) provides <i>buffer landscaping</i> where the development is visible from a <i>residential zone</i>, existing <i>sensitive receivers</i>, roads or public places; and (2) ensures that landscaping is designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.</p>

Note - Where a development is subject to more than one landscape outcome, the following applies:

- (1) where differing standards apply, the higher standard and greater width of landscaping applies;
- (2) landscaping can be combined to achieve multiple outcomes, e.g. a car park buffer can also provide aesthetic landscaping where designed appropriately

9.4.5 Parking and Access Code



9.4.5.1 Application

This code applies to development identified as requiring assessment against the Parking and Access Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.4.5.2 Purpose

- (1) The purpose of the Parking and Access Code is to ensure that vehicular parking, external and internal roads, and driveway access meet the needs of development, maintain a safe and efficient transport network and preserve the character and amenity of the surrounding area.
- (2) The purpose of the Parking and Access Code will be achieved through the following overall outcomes:
 - (a) Vehicular parking, external and internal roads, and driveway access is designed to:
 - (i) meet the demand generated by the development;
 - (ii) meet Council's standards and other relevant standards including Australian Standards;
 - (iii) protect the amenity of nearby uses and achieve a high standard of design;
 - (iv) provide a safe environment for both pedestrians and vehicles;
 - (v) provide pick up and set down areas for larger scale, high traffic uses;
 - (vi) ensure loading and unloading of vehicles can occur easily and safely within the site;
 - (vii) maintain or improve the function and safety of the transport network external to the site;
 - (viii) cater for requirements of emergency and other essential service vehicles; and
 - (ix) allow for future integration with public transport facilities.

9.4.5.3 Assessment Benchmarks

Table 9.4.5.3.1— Criteria for Accepted Development and Assessable Development

Performance Outcomes	Acceptable Outcomes
Parking Provision Rates	
<p>PO1 Development provides for sufficient vehicle and service vehicle parking on site to satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to the particular circumstances of the premises including the:</p> <ol style="list-style-type: none"> (1) nature, intensity and hours of operation of the use; and (2) the existing and expected future traffic conditions in the surrounding area. 	<p>AO1 Development provides the number of vehicle and service vehicle parking spaces on site identified in Table 9.4.5.3.3 - Car and Service Vehicle Parking.</p> <p><i>Note - Car parking for people with disabilities must be addressed in accordance with the provisions of the National Construction Code, Volume 1, Part D3.5 Accessible Carparking.</i></p>
Vehicle Access and Manoeuvring	

Performance Outcomes	Acceptable Outcomes
<p>PO2 Vehicle parking areas are designed to:</p> <ul style="list-style-type: none"> (1) provide for safe and efficient vehicle movements throughout the site; (2) minimise conflict between vehicles and pedestrians; and (3) provide for safe and efficient ingress and egress points. 	<p>AO2 All vehicles are able to enter and exit the site in a forward direction.</p>

Table 9.4.5.3.2—Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Car Park Design and Layout	
<p>PO1 Vehicle parking areas are located and designed to:</p> <ul style="list-style-type: none"> (1) provide for safe and efficient movement of vehicles and pedestrians throughout the site; (2) minimise conflict between vehicles and pedestrians; (3) clearly delineate safe pedestrian movement; (4) provide for safe and efficient ingress and egress points; (5) provide for safety and security of users and pedestrians; (6) incorporate on-site landscaping; and (7) minimise the impact of vehicle parking on adjacent uses. 	<p>AO1.1 Each car space provided has a minimum width of 2.4 metres and a minimum length of 5.4 metres.</p>
	<p>AO1.2 Each parking bay provided for a <i>heavy vehicle</i> has the minimum dimensions specified below:</p> <ul style="list-style-type: none"> (1) Articulated vehicle (AV): minimum width of 3.5 metres and a minimum length of 17.5 metres; (2) Heavy rigid vehicle (HRV): minimum width of 3.5 metres and a minimum length of 11 metres; and (3) Small rigid vehicle (SRV): minimum width of 3.5 metres and a minimum length of 6.7 metres.
	<p>AO1.3 All internal car park aisles have a minimum width of 6.2 metres.</p>
	<p>AO1.4 All vehicles are able to enter and exit the site in a forward direction.</p>
	<p>AO1.5 Carpark and internal road pavements are constructed:</p> <ul style="list-style-type: none"> (1) in the Rural and Rural Residential Zones, to at least 100mm of gravel pavement with cross drainage; or (2) in any other zone: <ul style="list-style-type: none"> (a) to at least 100mm of gravel pavement with a bitumen or asphaltic seal and cross drainage; or (b) of concrete.

Performance Outcomes	Acceptable Outcomes
Driveway Access	
<p>PO2 Vehicle access to a development:</p> <ul style="list-style-type: none"> (1) responds to the needs of the use having regard to volume, frequency and type of vehicle generation; (2) provides for the safety of drivers and pedestrians; (3) provides unimpeded access for emergency and essential service vehicles; and (4) does not impact on the efficiency or safety of the external road network. 	<p>AO2.1 Driveway access is designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p> <p>AND</p> <p>AO2.2 The minimum driveway access dimensions for a <i>heavy vehicle</i> complies with <i>Table 3.1, Section 3 of AS2890.1:2004 Parking Facilities - Part 1: Off-street Car Parking</i>.</p>
<p>PO3 The parking spaces are designed to be:</p> <ul style="list-style-type: none"> (1) useable by the occupants and visitors including disabled persons; (2) easily accessible from the building; (3) located to encourage off-street parking; (4) located and designed to maintain or improve the character of the surrounding area; and (5) located within the development site. 	<p>AO3.1 Entry and exit points to the car park are clearly signposted.</p> <p>AO3.2 All parking spaces are freely available for use by a development's employees and visitors during the business hours of the use.</p> <p>AO3.3 Above ground or multi-level parking areas are designed, articulated and use finishes of a quality equal to or better than adjoining development.</p>
<p>PO4 The parking area provides:</p> <ul style="list-style-type: none"> (1) clearly marked parking spaces of adequate dimensions; (2) adequate manoeuvring area for parking spaces; (3) a clear, safe, and effective circulation system; and (4) sufficient queuing area for vehicles entering or leaving the site. 	<p>AO4.1 The parking area is designed in accordance with <i>AS2890.1:2004 - Parking Facilities – Part 1: Off-street Car Parking</i>.</p> <p>AO4.2 Small car parking is:</p> <ul style="list-style-type: none"> (1) limited to a maximum of 10% of the total spaces provided; (2) physically separated from standard sized spaces; and (3) signposted as small car parking. <p>AO4.3 The layout of the parking area assists in controlling traffic circulation and parking movements, and in limiting vehicle speeds.</p> <p>AO4.4 Parking, turning movements or intersection aisles are not located in a queuing area.</p>

Performance Outcomes	Acceptable Outcomes								
	<p>AO4.5 Queuing spaces are provided in accordance with the table below.</p> <table border="1" data-bbox="798 360 1273 584"> <thead> <tr> <th data-bbox="798 360 1046 432">Static capacity of car park</th> <th data-bbox="1046 360 1273 432">Queue spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="798 432 1046 472">1 to 60 spaces</td> <td data-bbox="1046 432 1273 472">2</td> </tr> <tr> <td data-bbox="798 472 1046 515">61 to 100 spaces</td> <td data-bbox="1046 472 1273 515">3</td> </tr> <tr> <td data-bbox="798 515 1046 584">Greater than 100 spaces</td> <td data-bbox="1046 515 1273 584">As per table 3.3, AS 2890.1</td> </tr> </tbody> </table> <p>AO4.6 Development, which is located on a minor road, provides one queuing space with a minimum length of 6 metres measured from the property boundary.</p>	Static capacity of car park	Queue spaces	1 to 60 spaces	2	61 to 100 spaces	3	Greater than 100 spaces	As per table 3.3, AS 2890.1
Static capacity of car park	Queue spaces								
1 to 60 spaces	2								
61 to 100 spaces	3								
Greater than 100 spaces	As per table 3.3, AS 2890.1								
<p>PO5 Parking areas are constructed to a standard: (1) suitable for the vehicles and frequency of use associated with development; and (2) that does not to cause environment nuisance.</p>	<p>AO5 The standard of constructed surfaces, including parking areas, internal roads and driveway accesses: (1) reflects the type of vehicles associated with the use; (2) reflects the frequency of use; (3) reflects the nature of the development; and (4) minimises noise and dust impacts on adjacent <i>sensitive land uses</i>.</p>								
<p>PO6 Safe and segregated pedestrian paths are provided within the parking area that provide access to the use.</p>	<p>AO6 No acceptable outcome is prescribed.</p>								
<p>PO7 A bus pick up and set down area is provided on site where the development involves: (1) a <i>Community use</i>; or (2) an <i>Educational establishment</i>; or (3) a <i>Hospital</i>; or (4) a <i>Major sport, recreation and entertainment facility</i>; or (5) a <i>Short term accommodation or Hotel</i> with more than 20 units or rooms; or (6) a major <i>Residential care facility</i>; or (7) a <i>Shopping centre</i> with a GFA in excess of 5,000m².</p>	<p>AO7 A bus pick up and set down area is provided that allows: (1) a bus to manoeuvre in accordance with Austroads Standards for a long rigid bus; (2) passengers to safely board and alight from the bus; and (3) buses to avoid obstructing access for circulating traffic within the site or on the street.</p>								
<p>PO8 A car pick up and set down area is provided on site where the development involves: (1) a <i>Cemetery or Crematorium</i>; or (2) a <i>Child care centre</i>; or (3) a <i>Community use</i>; or (4) an <i>Educational establishment</i>; or (5) a <i>Hospital</i>; or (6) a <i>Major sport, recreation and entertainment facility</i>; or</p>	<p>AO8 A car pick up and set down area is provided within the site that allows: (1) several cars at one time to manoeuvre in accordance with Austroads standards; (2) passengers to safely board and alight from the vehicle; and (3) cars to avoid obstructing access for circulating traffic within the site.</p>								

Performance Outcomes	Acceptable Outcomes
(7) a licensed <i>Club</i> or <i>Hotel</i> ; or (8) a <i>Place of worship</i> ; or (9) a <i>Shopping centre</i> with a gross floor area in excess of 5,000m ² .	
Service Vehicle Provision	
PO9 Development provides for the loading, unloading, manoeuvring, and access by service vehicles on-site in a manner that: (1) is sufficient for the service vehicles to gain ready access to loading or unloading facilities associated with the uses on site; (2) is safe and efficient; (3) does not impede vehicular and pedestrian circulation within or external to the site; and (4) does not detract from the amenity of the locality and in particular adjoining properties.	AO9.1 Service vehicle parking is provided in accordance with Table 9.4.5.3.3 - Car and Service Vehicle Parking . AO9.2 Service areas and driveway accesses are provided in accordance with the provisions of <i>AS2890.2 2002 – Parking Facilities – Off-street Commercial Vehicle Facilities</i> . AO9.3 Service vehicle loading and unloading areas are screened from view from adjacent incompatible uses.
PO10 Refuse collection vehicles are able to readily access on-site refuse storage facilities.	AO10.1 Access, pavement design and manoeuvring areas for an on-site refuse storage facility to enable access by a refuse collection vehicle are provided in accordance with <i>Austrroads standards, HB72 Design Vehicles</i> and <i>Turning Path Templates</i> . AO10.2 Extra pavement depth is provided on the route the refuse collection vehicle will take through the car park.
Parking for Motorcycles	
PO11 Development provides parking spaces for motorcycles in a manner sufficient to meet user needs.	AO11 Parking spaces for motorcycles are provided in accordance with <i>Section 2.4.7 of AS2890.1:2004 Parking Facilities - Part 1: Off-Street Car Parking</i> .
Parking for Bicycles	
PO12 Development provides for bicycle parking and end-of-trip facilities in an adequate manner to meet user needs where the development involves: (1) a <i>Community use</i> ; or (2) a <i>Sport, leisure or entertainment centre</i> ; or (3) a <i>library or other public building</i> ; or (4) an <i>Educational establishment</i> ; or (5) a <i>Hospital or Health care service</i> ; or (6) a <i>major park or recreation area</i> ; or (7) a <i>Shopping centre</i> .	AO12.1 Bicycle parking is provided in accordance with <i>AS2890.3:2015 - Parking Facilities - Bicycle Parking</i> . AO12.2 Development provides for long term bicycle parking space together with the following end-of-trip facilities: (1) 1 locker per 2 bicycle parking spaces; and (2) 1 shower cubicle and change room per 10 bicycle parking spaces. AO12.3 Short-term, bicycle parking areas are located within 15 metres of the main entry to the building or facility they serve.

Performance Outcomes	Acceptable Outcomes
Lighting	
<p>PO13 Development provides lighting for safety and security in and around parking areas.</p>	<p>AO13.1 Lighting is appropriately placed to avoid shadows and glare which might put pedestrians or vehicles at risk, including shielding lighting sources at eye level.</p> <p>AO13.2 Night lighting is controlled by photoelectric cells rather than time switches.</p> <p>AO13.3 Areas not intended for night use are closed off from public access.</p> <p>AO13.4 Light spillage onto adjoining land and roadways is avoided and illumination levels outside the boundary of the site do not exceed 8 lux when measured 1.5 metres outside the boundary of the site at any level upwards from the ground.</p> <p>AO13.5 Lighting within parking structures complies with <i>AS/NZS 1680.1:2006 – Interior and Workplace Lighting - General Principles and Recommendations</i>.</p>
<p>PO14 Outdoor public spaces and car parking areas, which are used after dark, are appropriately and consistently lit to reduce the contrast between shadows and illuminated areas.</p>	<p>AO14.1 Areas intended for night-time use (including principal pedestrian and bicycle movement routes, car park walkways and public spaces) are lit in accordance with <i>AS/NZS 1158 - Lighting for Roads and Public Spaces</i>.</p> <p>AO14.2 Areas that are heavily used by pedestrians, including main entries, walkways, and toilets are well lit to 50-110 lux.</p>
Public Safety	
<p>PO15 Development enhances the public safety of a parking area by ensuring that a parking area:</p> <ul style="list-style-type: none"> (1) optimises informal surveillance and controls inappropriate access; (2) is well-lit to enable surveillance of all of the parking area and driveway accesses; (3) is well-signed and provided with emergency facilities; and (4) incorporates features which control vehicle speeds. 	<p>AO15.1 A parking area:</p> <ul style="list-style-type: none"> (1) is located where it can be monitored by passers-by and occupants of the development; and (2) with more than 100 spaces, is supervised during operating hours to provide surveillance and manage emergencies. <p>AO15.2 A parking area is well lit, with vandal-proof lighting, to enable visibility of all parts of the parking area.</p> <p>AO15.3 A parking area promotes public safety through open design and prevention of concealment areas.</p> <p>AO15.4 A parking area is provided with signage identifying exits, destinations, and the location of emergency facilities including fire extinguishers, telephones, or emergency buttons.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO15.5 Speed humps are designed in accordance with <i>AS2890.1:2004 - Parking Facilities - Part 1: Off-street Car Parking</i> and in a manner that reduces vehicle speeds, avoids damage to vehicles, and enables the bumps to be easily seen by both drivers and pedestrians.</p>
Parking Structures	
<p>PO16 Parking structures have adequate clearance from walls, columns, roofs, and other obstructions, to facilitate ease and safety of use.</p>	<p>AO16.1 Parking structures comply with <i>AS2890.1:2004 - Parking Facilities - Part 1: Off-street Car Parking</i>.</p> <p>AO16.2 Development does not incorporate tandem or stacked parking.</p>
<p>PO17 Parking structures are designed to minimise the visual impact of the structure on the streetscape and adjacent uses.</p>	<p>AO17.1 Parking structures complement the visual amenity of the streetscape in terms of building bulk, height, materials, colours, and façade articulation.</p> <p>AO17.2 Where structures adjoin residential uses the shadows cast by the structure, and the nature of the facade does not detrimentally impact on the residential use.</p> <p>AO17.3 Development provides that parking structures are an integral part of the building they serve.</p> <p>AO17.4 Development provides that a free-standing, parking area building is compatible with other nearby buildings.</p> <p>AO17.5 Development provides that where a parking area façade fronts directly on to a commercial or retail street, the street level incorporates retail or commercial uses in a manner that contributes to a pedestrian environment.</p>
Parcel Pick Up and Trolley Bay Areas	
<p>PO18 Parcel pick up areas: (1) do not interrupt the flow of vehicles in circulation driveways; and (2) enable pedestrians to move freely and safely around vehicles in the pick-up area without being put at risk by traffic.</p>	<p>AO18 No acceptable outcome is prescribed.</p>
<p>PO19 Development provides for trolley bays in parking</p>	<p>AO19 Trolley bays are provided in accordance with</p>

Performance Outcomes	Acceptable Outcomes
areas associated with retail development to enable the orderly storage of shopping trolleys.	<i>AS2890.1:2004 - Parking Facilities - Part 1: Off-street Car Parking.</i>
Signage	
<p>PO20 Development provides for signage within parking areas to:</p> <ul style="list-style-type: none"> (1) direct and inform drivers entering and circulating within parking areas about vehicle entry points, exits, and the location of parking for disabled persons; (2) warn against hazards to safety or potential damage to vehicles; (3) identify rows of parking to enable users to locate their vehicles; (4) direct users to lifts, stairs, amenities, exits and other destinations; and (5) inform users about security measures. 	<p>AO20.1 Signage is provided in accordance with: (1) <i>AS2890.1:2004 Parking Facilities - Part 1: Off-street Car Parking</i>; and (2) <i>AS 1742: Manual of Uniform Traffic Control Devices</i>.</p>
	<p>AO20.2 Signage intended for night use is illuminated.</p>
	<p>AO20.3 Parking spaces are clearly marked and their location clearly signed to identify parking for site occupants, visitors, disabled persons, motorcyclists and cyclists.</p>
Landscaping	
<p>PO21 Development provides for landscaping in parking areas to:</p> <ul style="list-style-type: none"> (1) enhance the amenity of the site; (2) reduce the heat reflection, glare and the harsh visual effect of large expanses of concrete or asphalt; (3) provide shade for vehicles and pedestrian walkways; (4) separate and define different use areas in the parking area; (5) reduce light spill-over; and (6) separate incompatible uses. 	<p>AO21.1 Development provides for landscaping throughout parking areas, which:</p> <ul style="list-style-type: none"> (1) incorporates shade trees at the rate of one shade tree for every fourth car space; (2) provides a minimum 1.2 metres square planting area for each shade tree; (3) incorporates ground covers around the base of each shade tree; and (4) uses shade tree species that are robust, provide an appropriate canopy, and do not create a nuisance from fruit or sap.
	<p>AO21.2 <i>A buffer landscaped strip 3 metres in width along all street frontages to the parking area is provided, and a 2 metre screen landscape is provided along all boundaries with residential or other sensitive land uses.</i></p>
	<p>AO21.3 Development protects landscaping areas from vehicular traffic by barrier kerb, bollards, or similar devices.</p>
Parking Area Usage	
<p>PO22 All parking areas are operated solely for the use of the tenants, customers and employees of the development.</p>	<p>AO22 The parking area is to be used solely by the users of the development site on which it is located and no parking spaces are to be used by, leased to, or sold to other persons.</p>

Table 9.4.5.3.3 - Car and Service Vehicle Parking

Note:

- (1) Parking provisions for proposals that incorporate more than one use, is calculated on each use within the development.
- (2) Where the number of parking spaces calculated is not a whole number, then the number of spaces to be provided is to be the whole number next above the calculated number.
- (3) Where an existing building, occupied by an existing use, is extended, or the area of land occupied by an existing use is increased, the provision levels apply only to the extension of the building, or to the use of the additional land.
- (4) Where an existing building or land is occupied by a new use (not being an existing use), and the parking demand of the new use is greater than the existing use, the parking solution is the difference between the parking demand for the new use less the parking demand for the existing use. This difference in parking demand is required to be accommodated on-site.
- (5) For uses requiring less than 10 car parking spaces, the provision levels are in addition to any disabled parking requirements stipulated in the Building Code of Australia.

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
<i>Adult store</i>	1 space per 20m ² GFA.	1 SRV space where the GFA is less than 500m ² . 1 SRV space and 1 HRV space where the GFA is 500m ² or more.	
<i>Agricultural supplies store</i>	1 space per 50m ² GFA.	1 SRV space.	1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading area.
<i>Animal husbandry</i>	1 space per 2 employees; and 1 space per 10 animal enclosures.	Nil	
<i>Animal keeping</i>	1 space per 2 employees.	Nil	
<i>Aquaculture</i>	1 space per 2 employees; and 1 visitor space.	1 SRV space.	
<i>Bar</i>	1 space per 20m ² of GFA	1 SRV space.	
<i>Bulk landscape supplies</i>	1 space per 200m ² of use area with a minimum of 5 spaces.	1 SRV space. 1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading	Provision is made for parking spaces and loading areas for larger vehicles, and cars with trailers.

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
		area.	
<i>Car wash</i>	1 space per 20m ² of GFA.	Nil	
<i>Child care centre</i>	1 space per employee; and 1 space per 8 children	Nil	Pick up and set down spaces should be provided on the site adjacent to the main entrance to the premises.
<i>Club</i>	1 space per 20m ² of GFA.	1 SRV space.	
<i>Community care centre</i>	1 space per 20m ² of GFA and 1 space per 2 employees	1 SRV space. Ambulance and bus spaces as determined upon submission of carparking assessment to Council.	Special attention should be given to the provision of wider car spaces for persons who are disabled or use walking frames.
<i>Community use</i>	<u>Community centre/senior citizens centre/youth centre/neighbourhood centre</u> 1 space per 10m ² of GFA. <u>Community hall/meeting rooms</u> 1 space per 10m ² of GFA. <u>Cultural centre</u> 1 space per 30m ² of GFA; and 1 space per 2 employees. <u>Art gallery/library/museum</u> 1 space per 50m ² of display area; and 1 space per 2 employees.	1 HRV space.	Special attention should be given to the provision of wider car spaces for persons who are disabled or use walking frames. Provision is to be made for the parking of buses.
<i>Crematorium</i>	1 space per employee; and 1 space per 5 crematorium seats or equivalent pew capacity.	1 SRV space; and 1 space for each hearse.	
<i>Cropping</i>	Nil	Nil	N/A
<i>Dwelling unit</i>	1 space		
<i>Educational establishment</i>	<u>Primary and High schools</u>	1 SRV space.	

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
	1 space per teacher; and 1 space per 2 other employees; and 1 space per 10 students in Year 12; and 1 visitor space per 100 students. <u>Other facilities</u> 1 space per 10m ² of GFA; and 1 space per 2 employees.	Primary and High schools: 1 bus parking space per 120 students; and bicycle parking at the rate of 1 space per 25 students in year 3 and over; and space for student pick-up and drop off.	
<i>Environment facility</i>	1 space per 30m ² of TUA	1 SRV space.	
<i>Extractive industry</i>	1 space per 2 employees; and 1 visitor space		
<i>Food and drink outlet</i>	<u>Drive through facility</u> 1 space per 10m ² of customer floor space up to 300m ² , thereafter 1 space per 20m ² ; and 1 space per 2 employees. <u>Café / restaurant</u> 1 space per 10m ² of customer floor space; and 1 space per 2 employees.	1 SRV space.	Parking provision may be reduced if the facility is incorporated in a shopping centre. If including a drive-through serving facility, separate queuing is to be provided for 12 vehicles at the drive-through servery. Bicycle parking facilities are desirable.
<i>Function facility</i>	1 space per 10m ² of TUA	1 SRV space.	
<i>Funeral parlour</i>	1 space per employee; and 1 space per 5 funeral chapel seats or equivalent pew capacity.	1 SRV space; and 1 space for each hearse.	
<i>Garden centre</i>	<u>Nursery component</u> 1 space per 100m ² of display area with a minimum of 5 spaces; and 1 space per 20m ² of indoor retail use area. <u>Landscaping materials</u>	1 SRV space. 1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the building entrance. This could be in the form of a dedicated loading	If the use incorporates a café or restaurant, additional parking is to be provided at the rates for such uses. Provision is made for parking spaces and loading areas for larger

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
	<u>component</u> 1 space per 200m ² of display area with a minimum of 5 spaces.	dock or drive-through loading or unloading area.	vehicles, and cars with trailers.
<i>Hardware and trade supplies</i>	1 space per 20m ² of GFA.	1 SRV space. 1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading area.	If the use incorporates a café or restaurant, additional parking is to be provided at the rates for such uses. Provision is made for parking spaces and loading areas for larger vehicles, and cars with trailers.
<i>Health care service</i>	4 spaces per medical practitioner; and 1 space per 2 administrative and support employees.	1 SRV space.	An ambulance bay may be required depending on size of medical centre. Bicycle parking facilities are desirable.
<i>High impact industry</i>	1 space per 50m ² of GFA; or 1 space per employee, whichever is the greatest.	1 SRV space; and HRV and AV spaces as determined upon submission of carparking assessment to Council.	
<i>Hotel</i>	<u>Hotel</u> 1 space per guest room/resident manager; and 1 space per 10m ² of bar, lounge, beer garden or other public area; and 1 space per 35m ² of liquor sales area; and queuing for 12 vehicles for any drive-through bottle shop.	1 SRV space plus 1HRV space	Parking spaces for guests and managers are to be specifically allocated for such use, and sign posted accordingly.
<i>Indoor sport and recreation</i>	<u>General requirement</u> 1 space per 10m ² ; or 0.4 spaces per participant. <u>Amusement arcade and gaming machines</u> 1 space per 20m ² of TLA. <u>Bowling centre</u>	1 SRV space. Bus and taxi pick up and set down areas, and service vehicle spaces for loading and unloading.	Bicycle parking facilities are desirable as appropriate. Provision is also made for bus and taxi pick-up and set down as determined by the Local Government.

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
	<p>2 spaces per lane.</p> <p><u>Club</u> 1 space per 20m² up to 1,500m² of GFA;</p> <p><u>Concert hall/dance hall</u> 1 space per 5 seats.</p> <p><u>Gymnasium</u> 1 space per 20m² of GFA.</p> <p><u>Indoor cricket</u> 15 spaces per court.</p> <p><u>Skating rinks and tracks</u> 1 space per 20m² of GFA.</p> <p><u>Tennis/squash/badminton courts</u> 2 spaces per court.</p> <p><u>Theatre/cinema</u> 1 space per 5 seats; and 1 space per 2 employees.</p> <p><u>Volleyball/netball/basketball courts</u> 10 spaces per court.</p>		
<i>Intensive animal industry</i>	1 space per employee; and 1 visitor space.	Nil	
<i>Intensive horticulture</i>	1 space per employee; and 1 visitor space.	1 SRV space.	
<i>Low impact industry</i>	1 space per 50m ² of GFA; or 1 space per employee; whichever is the greatest.	1 SRV space; and HRV and AV spaces as determined upon submission of carparking assessment to Council.	
<i>Medium impact industry</i>	1 space per 50m ² of GFA; or 1 space per employee, whichever is the greatest.	1 SRV space; and HRV and AV spaces as determined upon submission of carparking assessment to Council.	
<i>Multiple dwelling</i>	<p><u>General requirement</u> 1 space per 1 bedroom unit; otherwise 2 spaces per unit; and 1 visitor space per 2 units; and</p>	1 SRV space where more than 10 units.	Standard medium density rates apply otherwise.

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
	Not less than 50% of visitor car parking spaces are sited between the Building and the street frontage, or on the main approach side of the street.		
<i>Nature-based tourism</i>	1 space per 30m ² of TUA	1 SRV space.	
<i>Nightclub entertainment facility</i>	1 space per 10m ² of GFA; and 1 space per 2 employees.	1 SRV space.	
<i>Office</i>	1 space per 30m ² of GFA.		
<i>Outdoor sales</i>	1 per 100m ² of TUA		
<i>Outdoor sport and recreation</i>	<p><u>Court games</u> 2 spaces per court.</p> <p><u>Golf course</u> 4 spaces per hole; and 1 space per 10m² of bar, lounge and other entertainment areas.</p> <p><u>Lawn bowls</u> 20 spaces per green.</p> <p><u>Swimming pool</u> 15 spaces; and 1 space per 100m² of Development footprint excluding access and car parking areas.</p> <p><u>Football field</u> 50 spaces per field.</p> <p><u>Equestrian and coursing sports</u> 1 space per 5 persons able to be seated; and 1 space per 5m² of other spectator areas.</p> <p><u>Other Outdoor Sports</u> As a minimum requirement, 1 space per 5 spectator seats; and 1 space per 5m² of other spectator area.</p> <p>Otherwise as determined by the Local</p>	<p>1 SRV space.</p> <p>1 HRV space.</p> <p>1 SRV space.</p> <p>1 SRV space.</p> <p>Provision to be made for trailer/horse float parking.</p> <p>As determined upon submission of carparking assessment to Council.</p>	Bicycle parking facilities are desirable.

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
	Government.		
<i>Place of worship</i>	1 space per employee; and 1 space per 5 seats or equivalent pew capacity.	2 SRV spaces. An on-site pickup and set-down area to be provided adjacent to main entry of the facility.	Bicycle parking facilities are desirable. Where a hall or other buildings are provided in association with the place of worship, additional parking is to be provided having regard to the uses proposed.
<i>Relocatable home park</i>	1 space per resident manager; and 1 space per employee; and 1 space per site; and 1 visitor space per 5 sites (or part thereof); plus 1 vehicle washing space per 50 sites (or part thereof). Minimum of 4 visitor spaces.	1 HRV space.	1 space is provided on each permanent occupancy or short term occupancy site.
<i>Research and technology industry</i>	1 space per 50m ² of GFA; or 1 space per employee, whichever is the greatest.	1 SRV space; and HRV and AV spaces as determined upon submission of carparking assessment to Council.	
<i>Residential care facility</i>	1 space per 2 employees; and 1 space per 5 nursing home beds; and 1 space per 4 hostel type units; and 1 space per self contained unit; and visitor parking at 1 space per 5 beds.	1 SRV space; and 1 ambulance space; and 1 bus space.	Consideration is to be given to providing for persons with disabilities or walking frames who require wider car parking spaces. Bicycle parking facilities are desirable.
<i>Retirement facility</i>	1 space per 2 employees; and 1 space per dwelling unit; and visitor parking at 1 space per 5 dwelling units.	1 SRV space; and 1 ambulance space; and 1 bus space.	Consideration is to be given to providing for persons with disabilities or walking frames who require wider car parking spaces. Bicycle parking facilities are desirable.
<i>Rooming accommodation</i>	1 visitor space per 2	Nil.	

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
	<p>units; and Not less than 50% of visitor car parking spaces are sited between the Building and the street frontage, or on the main approach side of the street.</p> <p><u>Student accommodation</u> 0.5 spaces per dwelling or rented bedroom; and 0.5 bicycle spaces per dwelling or rented bedroom.</p> <p><u>Boarding house</u> 0.25 spaces per rented room or unit; and 0.5 bicycle spaces per rented room or unit.</p> <p><u>General requirement:</u> 1 visitor space per 2 units; and Not less than 50% of visitor car parking spaces are sited between the Building and the street frontage, or on the main approach side of the street.</p>		
<i>Rural industry</i>	1 per employee and 1 visitor space		
<i>Sales office</i>	1 per employee and 2 visitor spaces.	Nil.	All spaces to be provided at the 1 location in the curtilage of the sales office.
<i>Service industry</i>	1 space per 20m ² of GFA.	<p>1 SRV space where the GFA is less than 500m².</p> <p>1 SRV space and 1 HRV space where the GFA is 500m² or more, but less than 2000m².</p> <p>As determined upon submission of carparking assessment to Council, where the GFA is 2,000m² or more.</p>	
<i>Service station</i>	1 space per 2	1 AV space suitable for the parking of petrol	Tandem car parking may be acceptable for

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
	employees; and 6 spaces per workshop service bay; and 1 space per 20m ² of retail space; and queuing space for a minimum of 3 cars from the end of each petrol pump lane.	tankers; and 1 SRV space.	serviced, repaired or employee vehicles. Where a carwash is ancillary to the service station, separate queuing space should be provided for 5 cars at the entrance of the car wash.
<i>Shop</i>	1 space per 20m ² of GFA.	1 SRV space where the GFA is less than 500m ² . 1 SRV space and 1 HRV space where the GFA is 500m ² or more, but less than 2000m ² . As determined upon submission of carparking assessment to Council, where the GFA is 2,000m ² or more.	
<i>Shopping centre</i>	1 space per 20m ² of <i>total leasable area</i> .	1 SRV space where the gross floor area is less than 500m ² . 1 SRV space and 1 HRV space where the gross floor area is 500m ² or more but less than 2,000m ² . As determined upon submission of carparking assessment to Council, where the gross floor area is 2,000m ² or more.	Where the shops comprise a single integrated complex in excess of 4,000m ² gross floor area, provision is to be made for— (a) on-site bus and taxi parking; and (b) bicycle parking.
<i>Short-term accommodation</i>	1 space per unit; and 1 space per resident manager; and 1 space per employee	1 SRV space.	
<i>Showroom</i>	1 space per 40m ² of GFA.	1 HRV space where the gross floor area is less than 1,000m ² . 1 AV space where the gross floor area is between 1,000m ² and 2,000m ² . As determined upon submission of carparking assessment to Council, where the gross floor	

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
		<p>area is greater than 2,000m².</p> <p>1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading area.</p>	
<i>Tourist attraction</i>	1 space per 30m ² of TUA	1 SRV space.	
<i>Tourist park</i>	1 space per resident manager; and 1 space per camp site; and 1 space per 10 sites for visitor parking.	1 SRV space.	Where the camping grounds incorporate public use areas, additional car parking spaces will be required to accommodate the parking demand generated by such areas.
<i>Transport depot</i>	1 car parking space per heavy vehicle space; and 1 space per 2 employees.	Nil where Accepted development.	
<i>Veterinary service</i>	4 spaces per veterinary consulting room; and 1 space per 2 employees.	1 SRV space.	
<i>Warehouse</i>	1 space per 100m ² of GFA.	1 AV space.	—
<i>Wholesale nursery</i>	1 space per employee.	1 SRV space. 1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading area.	<p>If the use incorporates a café or restaurant, additional parking is to be provided at the rates for such uses.</p> <p>Provision is made for parking spaces and loading areas for larger vehicles, and cars with trailers.</p>
<i>Winery</i>	1 space per employee and 1 space per 20m ² of GFA used for retail, tourism or other	1 SRV space.	If open to the public, additional parking is to be provided as per the relevant use space – e.g.

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
	commercial purposes.		shop or restaurant, bus parking and manoeuvring.
Any other land use not mentioned in this table	To be determined upon submission of a Car Parking Assessment to Council.		

9.4.6 Reconfiguring a Lot Code



9.4.6.1 Application

This code applies to development identified as requiring assessment against the Reconfiguring a Lot Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.4.6.2 Purpose

- (1) The purpose of the Reconfiguring a Lot Code is to ensure that reconfiguring a lot:
 - (a) results in lot sizes, dimensions and access that facilitate the intended development in the zone or zone precinct;
 - (b) integrates with existing and planned infrastructure and services;
 - (c) contributes to an accessible and walkable community in *urban areas*;
 - (d) creates a high level of amenity and character through road reserve design, open space design and lot layout;
 - (e) responds to the natural topography and physical landscape whilst managing stormwater; and
 - (f) meets the diverse and evolving needs of the community.
- (2) The purpose of the Reconfiguration of a Lot Code will be achieved through the following overall outcomes:
 - (a) **Consistency with the Zone:**
 - (i) Lot size and design facilitates the intended land uses and outcomes of the relevant zone;
 - (ii) Lot design ensures that character and built form outcomes consistent with the intent of the zone can be achieved; and
 - (iii) For residential subdivision, the density is consistent with the intent of zone and zone precinct (where applicable);
 - (b) **Design:**
 - (i) Lot shapes are usable and accessible;
 - (ii) A range of lot sizes is provided for in medium to large subdivisions, to accommodate the variety of development expected in a zone;
 - (iii) Lots are designed to respond to the natural topography of the land by minimising the extent of earthworks, retaining walls and batters;
 - (iv) Lot design and size:
 - (A) ensures existing activities, infrastructure, services and relevant approvals are not located on or over boundaries; and
 - (B) considers the accommodation of future consistent uses and potentially consistent uses in the zone;

- (v) involving a boundary realignment results in an improved development outcome and, where in the Rural Zone, does not result in a net potential to create additional lots or the fragmentation of land for agricultural production; and
- (vi) Access easements or rear lot access provide for a safe access and are clear of buildings and structures.

(c) Infrastructure and Services:

- (i) Reconfiguring a lot results in safe, efficient and interconnected streets that:
 - (A) prioritise walking and cycling, and the future facilitation of public transport; and
 - (B) facilitate the movement of people by motor vehicle;
- (ii) Reconfiguring a lot contributes to the provision of a safe, accessible, convenient and useable network of open space for local communities that:
 - (A) is cost effective to maintain;
 - (B) provides that public infrastructure has a minimum 20 year design life; and
 - (C) contributes to the character of the area;
- (iii) Reconfiguring a lot ensures that new lots are connected to essential services and public utilities to meet the demand of end users whilst minimising risk of environmental harm; and
- (iv) Lots requiring on-site sewerage facilities are appropriately sited and designed to respond to on and off-site constraints, and avoid adverse environmental or human health impacts;

(d) Master Planning:

- (i) Master planning is undertaken for medium to large residential subdivisions to ensure that lot design for subdivisions:
 - (A) facilitates a range of housing types and lot sizes to meet existing and evolving community needs into the future;
 - (B) can include a limited number of smaller lots in close proximity to open space, retail, commercial, community, recreation facilities and public transport;
 - (C) provides for an effective and efficient road hierarchy and network that addresses connectivity, functionality, safety and serviceability; and
 - (D) is appropriately staged to ensure access to community facilities and open space is integrated and commensurate with community need.

9.4.6.3 Assessment Benchmarks

Table 9.4.6.3.1— Assessable Development

Performance Outcomes	Acceptable Outcomes
Boundary Realignment Only	
<p>PO1 Reconfiguring a lot in all zones, which involves the realignment of a boundary, provides for: (1) an improved lot configuration that better meets the intended outcomes of the zone and enhances the protection of environmental values; or (2) the correction of a boundary encroachment by existing development or an existing situation where a lot has multiple zonings.</p>	<p>AO1 A boundary realignment: (1) results in lots that have a usable shape; (2) results in lots with a regular shape and boundaries where practicable; (3) allows for the uses intended in the zone; (4) achieves character and built form outcomes for future development applicable to the relevant zone; (5) does not detrimentally impact on infrastructure and essential services; (6) provides for all activities associated with the use on the lot to be located wholly within the lot; (7) provides for all lots to have a frontage to a road reserve and have a legal, practical access to a constructed road; (8) ensures buildings, structures and waste disposal areas are not located across a boundary;</p>

Performance Outcomes	Acceptable Outcomes
	<p>(9) does not result in an adverse drainage impact on upstream and downstream properties;</p> <p>(10) does not result in soil movement and silt loads entering drainage lines and watercourses as a result of future development;</p> <p>(11) results in existing buildings and structures complying with minimum setback requirements;</p> <p>(12) is consistent with any existing approvals attached to the land;</p> <p>(13) does not result in existing development contravening the Planning Scheme;</p> <p>(14) ensures that any buffers associated with a use is included in the same lot as the uses;</p> <p>(15) ensures all lots are serviced by infrastructure expected in the zone; and</p> <p>(16) does not restrict the lawful use of a lot.</p>
<p>PO2 Reconfiguring a lot involving a boundary realignment in the Rural Zone must share a common boundary and provides for lots that:</p> <p>(1) sustain or significantly enhance the productive capacity of the land for agriculture;</p> <p>(2) do not create conflict between rural activities and residential activities;</p> <p>(3) do not result in a potential to create additional lots; and</p> <p>(4) do not result in a rural residential development pattern.</p>	<p>AO2.1 Development involving a boundary realignment in the Rural Zone results in lots that comply with Table 9.4.6.3.2 - Minimum Lot Size and Design.</p> <p>OR</p> <p>Development involving a boundary realignment in the Rural Zone that does not comply with Table 9.4.6.3.2 - Minimum Lot Size and Design:</p> <p>(1) does not result in a change in area of any lot that exceeds 10%; and</p> <p>(2) does not result in lots that have the potential for a net increase in the number of lots in the Rural Zone.</p> <p>AO2.2 Lots reconfigured as part of a boundary realignment in the Rural Zone:</p> <p>(1) share a common boundary;</p> <p>(2) do not create lots that are configured in a rural residential development pattern;</p> <p>(3) do not fragment land used for agricultural production;</p> <p>(4) do not result in the creation of a new lot divided by a road reserve;</p> <p>(5) do not create impractical situations for landowners in terms of access arrangements and future uses; and</p> <p>(6) do not involve the use of a lot originally intended to accommodate infrastructure, e.g. disused road reserve or transport infrastructure, water supply infrastructure.</p>
<p>PO3 Boundary realignment and associated operational work is designed to minimise the need for earthworks, retaining walls and batters.</p>	<p>AO3 No acceptable outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO4 Development provides that existing constructed roads and their relevant road reserves are appropriately aligned.</p>	<p>A04 Development achieves the correct alignment of existing constructed roads and their relevant road reserves.</p>
<p>PO5 All lots are provided with essential services and public utilities, including sewerage, water, electricity and communication services that are designed and located to:</p> <ol style="list-style-type: none"> (1) meet the needs of users; (2) enhance the health, safety and convenience of the community; (3) be cost effective over their life cycle; (4) minimise adverse impacts to the environment (including the visual amenity of the local area); (5) minimise risk of failure or damage during a natural hazard event; and (6) support connection to fibre telecommunication infrastructure, for greenfield residential areas. 	<p>A05.1 All lots:</p> <ol style="list-style-type: none"> (1) where located in a zone other than the Rural Zone and Conservation Zone, are: <ol style="list-style-type: none"> (a) connected to the reticulated electricity supply; or (b) able to directly connect to a reticulated electricity supply. (2) where located in the Rural Zone, are: <ol style="list-style-type: none"> (a) connected to the reticulated electricity supply; or (b) able to directly connect to a reticulated electricity supply; or (c) connected to an alternative electricity supply where a reticulated electricity supply is located greater than 500 metres of a mains supply (11kV). <p><i>Note - "directly connect" includes the ability to connect to a reticulated supply, available on a road way or lot adjoining the subject lot, without further extension to the reticulate supply network.</i></p> <p>A05.2 All lots:</p> <ol style="list-style-type: none"> (1) are connected to the reticulated water supply or reticulated sewerage where it is available; or (2) where located outside reticulated water supply or reticulated sewerage areas, demonstrates that water supply and sewerage disposal can be facilitated for on-site. <p><i>Note - Queensland Urban Utilities (QUU) is responsible for delivering reticulated water supply and reticulated sewerage services in the Scenic Rim Region. Refer to QUU's website www.urbanutilities.com.au for further information regarding reticulated water supply or reticulated sewerage availability.</i></p> <p>A05.3 All lots can be serviced by communication services.</p>
<p>PO6 A boundary realignment provides safe and efficient access to the road for vehicles and pedestrians.</p>	<p>A06 Lots configured as part of a boundary realignment allow any associated driveway access and crossover to be constructed in accordance with Local Laws or Planning Scheme Policy 1 - Infrastructure Design.</p>
Reverse Amenity	
<p>PO7 Development involving <i>sensitive land uses</i> in close proximity to existing lawful land uses with potential for off-site noise, dust, odour and other emissions, are located and designed to:</p>	<p>A07 No Acceptable Outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
<p>(1) not impede the operation of the existing lawful land use; and</p> <p>(2) mitigate the potential for any amenity impacts and do not impede the operation of existing lawful land uses.</p> <p>Editor's Note - Development design principles may include;</p> <p>(1) locating open space and roadways to increase separation distances;</p> <p>(2) use of dense landscaping as a visual and particulate barrier;</p> <p>(3) reducing residential densities adjacent to impacting sites;</p> <p>(4) building design, including air conditioning; and</p> <p>(5) providing barriers to impacting sites.</p>	
Rear Lots	
<p>PO8</p> <p>A boundary realignment involving the creation of rear lots are limited and are only considered where such lots:</p> <p>(1) maintain the character and amenity requirements outlined in the zone;</p> <p>(2) do not result in negative amenity impacts for adjoining lots;</p> <p>(3) protect the safety of pedestrians and cyclists by ensuring that driveway access to the road frontage are designed to maintain visibility to the verge;</p> <p>(4) provide an adequate internal manoeuvring area for vehicles for safe entry and exit from the lot in forward gear; and</p> <p>(5) allow sufficient street frontage for waste collection.</p>	<p>AO8.1</p> <p>Only one rear lot is created behind a full frontage lot.</p>
	<p>AO8.2</p> <p>The rear lot has a width not less than the lot it is positioned behind.</p>
	<p>AO8.3</p> <p>The access to the rear lot is located along a side boundary of the subject site.</p>
	<p>AO8.4</p> <p>Minimum widths for access strips and easements are in accordance with Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>
	<p>AO8.5</p> <p>Vehicles entering the rear lot have sufficient space to manoeuvre and to enter and leave the lot in a forward direction.</p>
	<p>AO8.6</p> <p>Where in a <i>residential zone</i>, the rear lot is created for a <i>Dwelling house</i>.</p>
	<p>AO8.7</p> <p>The rear lot has a dedicated <i>building envelope</i> which:</p> <p>(1) achieves setback requirements outlined under the relevant zone code; and</p> <p>(2) is not located in the access strip or easement area.</p>
Building Envelopes for Constrained Land and Rear Lots	
<p>PO9</p> <p>Development ensures that a <i>building envelope</i> is provided when part of an allotment is constrained or when creating a rear lot.</p>	<p>AO9.1</p> <p>A <i>building envelope</i> is provided on lots where:</p> <p>(1) part or all of the lot is affected by a constraint that is not suitable for development (excludes public and community land); or</p> <p>(2) involving the creation of a rear lot.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO9.2 <i>A building envelope</i> is designed and located to: (1) avoid constrained land; and (2) avoid access strips and easement areas.</p>
Reconfiguring a Lot involving the Creation of an Access Easement Only	
<p>PO10 Development which involves the creation of an access easement: (1) does not result in existing development contravening the Planning Scheme; (2) does not impact on infrastructure and essential services; (3) does not impact upon any existing approvals attached to the land; and (4) provides for a safe and efficient access point for vehicles and pedestrians.</p>	<p>AO10.1 Access easements are positioned to allow any associated driveway access and crossover to be constructed in accordance with Local Laws or Planning Scheme Policy 1 - Infrastructure Design.</p>
	<p>AO10.2 Access easements are designed and located to avoid existing infrastructure and essential services, including sewerage, water, electricity and communication services.</p>
	<p>AO10.3 Access easements do not: (1) contravene any development approval applying to the site; and (2) result in existing development contravening the Planning Scheme.</p>
	<p>AO10.4 Minimum widths for access easements are in accordance with Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>
All Other Reconfiguring a Lot (Excluding Boundary Realignment and Creation of Access Easement)	
Lot Design	
<p>PO11 Reconfiguring a lot: (1) results in lots that have a usable shape suitable for the lots intended purpose and use; (2) results in lots with a regular shape and boundaries where practicable; (3) allows for the uses listed in the table of consistent uses and potentially consistent uses in the zone; (4) achieves character and built form outcomes applicable to the relevant Zone; (5) provides for all activities associated with the use on the lot to be located wholly within the lot; (6) does not contravene any existing approvals attached to the land; and (7) does not result in existing development contravening the Planning Scheme.</p>	<p>AO11.1 Development creates lots that comply with Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>
	<p>AO11.2 Development ensures lot size and dimensions are sufficient to: (1) retain consistency with any existing approvals attached to the land; (2) provides for all activities associated with a use on the lot to be located wholly within a single lot; (3) accommodate existing development in a way that does not contravene the requirements of the Planning Scheme; (4) accommodate intended or likely structures, including the provision of level building pads and any associated retaining walls; and (5) achieves character and built form outcomes for future development applicable to the relevant Zone.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO11.3 Development ensures that any buffers associated with a use is included in the same lot as the use.</p>
<p>PO12 Lot configuration provides safe and efficient access to the road for vehicles and pedestrians.</p>	<p>AO12 All lots are configured to allow any associated driveway access and crossover to be constructed in accordance with Local Laws or Planning Scheme Policy 1 - Infrastructure Design.</p>
Earthworks and Retaining Walls	
<p>PO13 Reconfiguring a lot and associated operational work is designed to minimise the need for earthworks, retaining walls and batters.</p>	<p>AO13 No acceptable outcome is prescribed.</p>
<p>PO14 Where unavoidable, development ensures that batter slopes and retaining walls: (1) do not encroach onto, or impact upon, an adjoining property or public place; and (2) are located wholly within the lot receiving the benefit of the structure.</p>	<p>AO14 Development provides that batter slopes and retaining walls: (1) are not located within existing or proposed road reserves or other public purpose land; (2) must not encroach onto any adjoining property or public place; (3) are setback a minimum distance of 0.6 metres from a boundary (including both the top and toe of a retaining wall or batter slope); (4) must drain discharge to the street or other legal point of discharge; and (5) do not impose loading on any adjoining structures, including underground utility services.</p>
Lot Mix and Diversity	
<p>PO15 Residential subdivisions creating 10 or more lots vary lot sizes to facilitate a diverse mix of lot sizes and housing types.</p>	<p>AO15 No acceptable outcome is prescribed.</p>
<p>PO16 Industrial subdivisions creating 5 or more lots vary lot sizes to facilitate a diverse mix of lot sizes.</p>	<p>AO16 No acceptable outcome is prescribed.</p>
<p>PO17 Smaller lots are: (1) distributed amongst larger lots to avoid a concentration of small lot housing; (2) located within close proximity to public open space.</p>	<p>AO17.1 Where proposed as part of larger residential subdivisions, lots below 600m² do not make up more than 15% of the total number of lots.</p>
	<p>AO17.2 Lots below 500m² are located within 300m of existing or proposed public open space.</p>
Infrastructure and Services	
<p>PO18 New lots are provided with essential services and public utilities, including sewerage, water, electricity and communication services that are designed and</p>	<p>AO18.1 All lots: (1) where located in a zone other than the Rural Zone and Conservation Zone, are:</p>

Performance Outcomes	Acceptable Outcomes
<p>located to:</p> <ul style="list-style-type: none"> (1) meet the needs of users; (2) enhance the health, safety and convenience of the community; (3) be cost effective over their life cycle; (4) minimise adverse impacts to the environment (including the visual amenity of the local area); (5) minimise risk of failure or damage during a natural hazard event; and (6) support connection to fibre telecommunication infrastructure in greenfield residential areas. 	<ul style="list-style-type: none"> (a) connected to the reticulated electricity supply; or (b) able to directly connect to a reticulated electricity supply. <p>(2) where located in the Rural Zone, are:</p> <ul style="list-style-type: none"> (a) connected to the reticulated electricity supply; or (b) able to directly connect to a reticulated electricity supply; or (c) connected to an alternative electricity supply where a reticulated electricity supply is located greater than 500 metres of a mains supply (11kV). <p><i>Note - "directly connect" includes the ability to connect to a reticulated supply, available on a road way or lot adjoining the subject lot, without further extension to the reticulate supply network.</i></p> <p>AO18.2 Electricity supply and communication infrastructure are provided underground, where development involves the creation of more than 5 lots or 5 dwellings or 5 tenancies, except in the Rural Zone.</p> <p>AO18.3 Where located in greenfield areas, development is designed to support connection to communications infrastructure.</p> <p>AO18.4 All lots:</p> <ul style="list-style-type: none"> (1) are connected to the reticulated water supply or reticulated sewerage infrastructure where it is available; or (2) where located outside reticulated water supply or reticulated sewerage areas, demonstrates that water supply and sewerage disposal can be facilitated on-site. <p><i>Note - Queensland Urban Utilities (QUU) is responsible for delivering reticulated water supply and reticulated sewerage services in the Scenic Rim Region. Refer to QUU's website www.urbanutilities.com.au for further information regarding reticulated water supply or reticulated sewerage availability.</i></p> <p>AO18.5 Any public infrastructure provided has a minimum 20 year design life.</p>
<p>PO19 New lots requiring the on-site treatment and disposal of wastewater demonstrate a disposal area can be accommodated wholly within a lot and designed to:</p> <ul style="list-style-type: none"> (1) avoid adverse environmental or human health impacts; and (2) provide sufficient separation between waste 	<p>AO19 For lots requiring the on-site treatment and disposal of wastewater, a Waste water Disposal Plan, prepared by a <i>suitably qualified</i> person, is submitted demonstrating that the lots:</p> <ul style="list-style-type: none"> (1) can accommodate an area for disposal; and (2) are of a sufficient size and design to allow for the required separation distances of the disposal area

Performance Outcomes	Acceptable Outcomes
<p>water disposal areas from adjoining property boundaries and nearby watercourses.</p>	<p>from:</p> <ul style="list-style-type: none"> (a) adjoining property boundaries; (b) adjacent wastewater systems; (c) nearby watercourses; (d) inappropriate soil types; and (e) other general site constraints that would inhibit the disposal of waste water to an acceptable environmental and health standard. <p>Note - The Waste water Disposal Plan shall demonstrate the type, size and location of the effluent disposal and dispersal area, the extent of vegetation clearing that is required to achieve the disposal and dispersal area, and the extent of earthworks required to achieve the effluent disposal.</p>
Reverse Amenity	
<p>PO20 Development involving <i>sensitive land uses</i> in close proximity to existing lawful land uses with potential for off-site noise, dust, odour and other emissions, are located and designed to:</p> <ul style="list-style-type: none"> (1) not impede the operation of the existing lawful land use; and (2) mitigate the potential for any amenity impacts and do not impede the operation of existing lawful land uses. <p>Editor's Note - Development design principles may include;</p> <ul style="list-style-type: none"> (1) locating open space and roadways to increase separation distances; (2) use of dense landscaping as a visual and particulate barrier; (3) reducing residential densities adjacent impacting sites; (4) building design, including air conditioning; and (5) providing barriers to impacting sites. 	<p>AO20 No Acceptable Outcome is prescribed.</p>
Rear Lots	
<p>PO21 The creation of rear lots are limited and are only considered where such lots:</p> <ul style="list-style-type: none"> (1) maintain the character and amenity requirements outlined in the zone; (2) do not result in negative amenity impacts for adjoining lots; (3) protect the safety of pedestrians and cyclists by ensuring that driveway access to the road frontage are designed to maintain visibility to the verge; (4) provide an adequate internal manoeuvring area for vehicles for safe entry and exit from the lot in forward gear; and (5) allow sufficient street frontage for waste collection. 	<p>AO21.1 Only one rear lot is created behind a full frontage lot.</p>
	<p>AO21.2 The rear lot has a width not less than the lot it is positioned behind.</p>
	<p>AO21.3 The access to the rear lot is located along a side boundary of the subject site.</p>
	<p>AO21.4 Minimum widths for access strips and easements are in accordance with Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>
	<p>AO21.5 Vehicles entering the rear lot have sufficient space to manoeuvre and to enter and leave the lot in a forward direction.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO21.6 Where in a <i>residential zone</i>, the rear lot is created for a <i>Dwelling house</i>.</p> <p>AO21.7 The rear lot has a dedicated <i>building envelope</i> which: (1) achieves setback requirements outlined under the relevant zone code; and (2) is not located in the access strip or easement area.</p>
Master Planning Requirements	
<p>PO22 Master planning is undertaken for reconfiguring a lot where the total potential site yield is 25 or more lots. The master plan (which is to address the whole site) provides for:</p> <ol style="list-style-type: none"> (1) best practice site planning, development layout, and building design; (2) an efficient and affordable infrastructure network; (3) the sequencing and orderly staging of development; (4) neighbourhoods that respond to natural features such as topography, waterway corridors and significant vegetation; (5) the incorporation of best practice water sensitive urban design principles; (6) identification of distinct areas for specific uses or activities and intended treatments to minimise conflict between different uses; (7) mitigation of conflict with potentially incompatible uses (e.g. commercial/residential); (8) a safe, attractive and integrated street network based on the grid street pattern that maximises permeability, legibility, accessibility and street tree plantings; (9) the integration with adjoining urban areas in the locality; (10) residential development (where consistent with the intent of the zone) where: <ol style="list-style-type: none"> (a) the siting of dwellings takes advantage of local micro-climate benefits to promote the construction of energy efficient buildings and adequate solar access; (b) a wide range of housing types, densities and lot sizes are provided; and (c) smaller lots adjacent to areas of open space, community and recreation facilities are provided; and (11) development that has the appearance of a modern country town, not suburbia and incorporates attractive and diverse facades that address street frontages and public and communal open space. 	<p>AO22 No acceptable outcome is prescribed.</p> <p><i>Note - To demonstrate compliance with this outcome, a master plan is prepared in accordance with Planning Scheme Policy 3 - Preparing Master Plans for Development Applications.</i></p>

Performance Outcomes	Acceptable Outcomes
<p>Note - Total potential site yield is the total number of lots that could be obtained on a site and is calculated using the minimum lot size requirements. A site that could ultimately achieve 100 lots but involves an application for a first stage of 20 lots is still required to submit a Master Plan as the total potential site yield is above 25 (i.e. total potential site yield is 100 in this instance).</p>	
<p>PO23 Staging of subdivision ensures that access to open space and community facilities is integrated and commensurate with community need.</p>	<p>AO23 No acceptable outcome is prescribed.</p>
Open Space	
<p>PO24 Development contributes to the public open space network which:</p> <ol style="list-style-type: none"> (1) caters for a range of recreation settings and necessary facilities to meet the needs of the community; (2) offers opportunities for residents to conveniently participate in passive recreational activities; (3) delivers well distributed public open space that contributes to the legibility, accessibility, safety, and character of the development; (4) creates safe and attractive settings and focal points; (5) facilitates casual surveillance from adjacent streets and land uses and provides for open space areas with public road frontages; (6) caters for stormwater and flood management and care of valuable environmental resources; and (7) is cost effective to maintain. 	<p>AO24.1 Open space is designed, embellished and constructed in accordance with the requirements of Planning Scheme Policy 1 - Infrastructure Design.</p> <p>AO24.2 Recreation and sporting parklands and land for community facilities are designed and provided in accordance with the Local Government Infrastructure Plan.</p>
Building Envelopes for Constrained Land and Rear Lots	
<p>PO25 Development ensures that a <i>building envelope</i> is provided when part of an allotment is constrained or when creating a rear lot.</p>	<p>AO25.1 A <i>building envelope</i> is provided on lots where:</p> <ol style="list-style-type: none"> (1) part or all of the lot is affected by a constraint that is not suitable for development (excludes public and community land); or (2) involving the creation of a rear lot. <p>AO25.2 A <i>building envelope</i> is designed and located to:</p> <ol style="list-style-type: none"> (1) avoid constrained land; and (2) avoid access strips and easement areas.
Street Network and Design	
<p>PO26 An overall street network is provided which:</p> <ol style="list-style-type: none"> (1) is designed to be responsive to the natural contours of the land; (2) prioritises pedestrians and cycling over motor 	<p>AO26 Streets are designed to:</p> <ol style="list-style-type: none"> (1) comply with design standards in Planning Scheme Policy 1 - Infrastructure Design; (2) minimise earthworks, retaining walls and batters;

Performance Outcomes	Acceptable Outcomes
<p>vehicles;</p> <p>(3) establishes a connected and legible network;</p> <p>(4) has a clear hierarchy and conforms with the overall Local Government system;</p> <p>(5) provides a high level of internal accessibility and high-quality external connections for pedestrians and cyclists;</p> <p>(6) provides appropriate external connections for vehicles;</p> <p>(7) creates safe conditions for pedestrians, cyclists and vehicles for both day and night-time usage;</p> <p>(8) caters for the extension of existing or future public transport routes to provide services that are convenient and accessible for all the community;</p> <p>(9) facilitates safe and efficient access for service vehicles;</p> <p>(10) facilitates connections for future development, minimising travel distances; and</p> <p>(11) does not compromise future development to achieve the outcomes listed above.</p>	<p>(3) establish a safe, walkable and permeable street network that provides efficient pedestrian and cycle access to commercial, public transport, parks and community service areas;</p> <p>(4) provide street trees in accordance with Planning Scheme Policy 1 - Infrastructure Design;</p> <p>(5) provide for the safe crossing of pedestrians and cyclists at intersections and long roads;</p> <p>(6) have paths that link to existing paths, road crossings, parks and public transport facilities, and designed in accordance with Planning Scheme Policy 1 - Infrastructure Design;</p> <p>(7) provide street lighting in accordance with Planning Scheme Policy 1 - Infrastructure Design;</p> <p>(8) accommodate service vehicle requirements; and</p> <p>(9) provide for future extensions to the street network.</p>
Streetscape	
<p>PO27</p> <p>Development contributes to an attractive streetscape that is consistent with the desired local character.</p>	<p>AO27</p> <p>Streetscapes are designed to comply with design standards in Planning Scheme Policy 1 - Infrastructure Design and include:</p> <p>(1) landscape planting;</p> <p>(2) street furniture; and</p> <p>(3) enhancement of significant local features.</p>

Table 9.4.6.3.2 - Minimum Lot Size and Design

Zone	Minimum Lot Size	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a Constructed Road	Minimum Width of Access for Rear Lots (Metres)
Community Facilities Zone	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	5	-	-
Conservation Zone	No additional lots created.	-	-	-
District Centre Zone	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	5	-	-
Industry Zone	2,000m ²	8	-	-
Limited Development Zone - Flood Land Precinct	No additional lots created.	-	-	-
Limited Development Zone - Historical Subdivision Precinct	No additional lots created.	10	-	10
Local Centre Zone	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	5	-	-
Low Density Residential Zone - Where no precinct applies	(1) Minimum of 600m ² exclusive of access strip or access easement for rear lots; and (2) Maximum of 1,200m ² ; and (3) Minimum average lot size not less than 700m ² . Note: Any lots over 1200m ² are counted as 1200m ² when calculating the minimum average lot size of a development.	5	(1) 18 metres for normal lots; (2) 6 metres for cul-de-sac lots; and (3) 22m for corner lots.	5
Low Density Residential Zone - Mountain Residential Precinct	No additional lots created.	-	-	-
Low-medium Density Residential Zone	(1) Minimum 450m ² exclusive of access strip or access easement for rear lots; and	5	(1) 18m for lots 600m ² or greater; (2) 15m for lots less than 600m ² ; and (3) 6m for cul-de-sac	5

Zone	Minimum Lot Size	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a Constructed Road	Minimum Width of Access for Rear Lots (Metres)
	(2) Minimum average lot size not less than 700m ² . Note: Any lots over 1000m ² are counted as 1000m ² when calculating the minimum average lot size of a development.		lot.	
Major Centre Zone	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	5	-	-
Major Tourism Zone	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	8	-	-
Minor Tourism Zone	No additional lots created.	-	-	-
Mixed Use Zone - Where no precinct applies	Lot size and dimensions are appropriate to accommodate the proposed use and give consideration to the values and constraints affecting the land.	8	-	-
Mixed Use Zone - Commercial Industrial Precinct	(1) Minimum 2,000 m ² where a lot is created for an <i>industrial activity</i> ; (2) Otherwise, lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	8	-	-
Neighbourhood Centre Zone	Lot size and dimensions are appropriate to accommodate the proposed use and give consideration to the values and constraints affecting the land.	5	-	-
Recreation and Open Space Zone - Where no precinct applies	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	5	-	-
Recreation and Open Space	Lot size and dimensions are appropriate to	5	-	-

Zone	Minimum Lot Size	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a Constructed Road	Minimum Width of Access for Rear Lots (Metres)
Zone - Passive Recreation Precinct	accommodate the proposed use and gives consideration to the values and constraints affecting the land.			
Rural Residential Zone - Where no precinct applies	(1) Minimum 4,000m ² (exclusive of access handle) where in the <i>4000m² Minimum Area</i> identified on Minimum Lot Size Overlay Map OM-13 ; (2) Otherwise, no additional lots created.	10	40	10
Rural Residential Zone - Rural Residential A Precinct	(1) Minimum 1 ha where in the <i>1ha Minimum Area</i> identified on Minimum Lot Size Overlay Map OM-13 ; (2) Otherwise, no additional lots created.	10	50	10
Rural Zone (excluding the Rural Protection Escarpment Precinct and Tamborine Mountain Rural Precinct)	(1) Minimum 40ha where in the <i>Rural 40ha Precinct</i> identified on Minimum Lot Size Overlay Map OM-13 ; (2) Minimum 60ha where in the <i>Rural 60ha Precinct</i> identified on Minimum Lot Size Overlay Map OM-13 ; (3) Otherwise, 100ha.	10	-	10
Rural Zone – Rural Escarpment Protection Precinct	100ha			
Rural Zone - Tamborine Mountain Rural Precinct	100ha			
Special Purpose Zone - Where no precinct applies	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	-	-	-
Special Purpose Zone - Bromelton State Development Area Precinct	(1) Minimum 4,000m ² where in the <i>Medium-High Industry Precinct</i> identified on Minimum Lot Size Overlay Map OM-13 ; (2) Minimum 1 ha where in the <i>Rail Dependent Industry Precinct</i> identified on	-	-	-

Zone	Minimum Lot Size	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a Constructed Road	Minimum Width of Access for Rear Lots (Metres)
	<p>Minimum Lot Size Overlay Map OM-13;</p> <p>(3) In the <i>Special Industry Precinct</i>, lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land;</p> <p>(4) Otherwise, no additional lots created.</p>			
Special Purpose Zone - Bulk Water Storage Facilities Precinct	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	-	-	-
Township Zone - Where no precinct applies	<p>(1) Minimum 1,000m² where reticulated sewer is provided;</p> <p>(2) Minimum 4,000m² where reticulated sewer is not provided.</p>	10	<p>(1) 25m for normal lots;</p> <p>(2) 10m for cul-de-sac lots; and</p> <p>(3) 25m for corner lots.</p>	No rear lots created
Township Zone - Township Residential Precinct	<p>(1) Minimum 1,000m² where reticulated sewer is provided;</p> <p>(2) Minimum 4,000m² where reticulated sewer is not provided.</p>	10	<p>(1) 25m for normal lots;</p> <p>(2) 10m for cul-de-sac lots; and</p> <p>(3) 25m for corner lots.</p>	No rear lots created